# 2004-2008 City of Wichita



# Consolidated Plan



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### I. INTRODUCTION

The U.S. Department of Housing and Urban Development (HUD) requires local governments to prepare a Consolidated Plan in order to receive funding from a number of HUD programs. The Consolidated Plan comprises the planning and application requirements for the following programs:

- Community Development Block Grant (CDBG)
- HOME Investment Partnership Program (HOME)
- Emergency Shelter Grant (ESG)

### What is a Consolidated Plan?

A Consolidated Plan is a collaborative process through which the community identifies its housing, homeless and community development needs. Then establishes goals, priorities, strategies and programs to address those needs. The Plan also identifies how HUD funds included in the Plan will be spent for the upcoming year. The Plan consists of a five-year strategy and a one-year action plan.

The lead agency for development and implementation of the Consolidated Plan for the City of Wichita is the Department of Finance.

### Approach to Developing a New Five Year Strategic Plan

This Plan represents the new five-year Consolidated Plan for the City of Wichita (2004/2008) and supersedes the previous plans. Underlying principles for development of the 2004/2008 Consolidated Plan included the following:

- Obtaining broader and more in-depth input from citizens, agencies and advisory boards about their community development needs and priorities.
- Updating the community profile and needs analysis with data from the 2000 U.S. Census.
- Updating the Neighborhood Revitalization Strategy Areas and Local Investment Areas based on 2000 U.S. Census data and Geographic Information System (GIS) data from City departments such as: Police; Central Inspection; Public Works; Fire and from Sedgwick County.
- More clearly identifying the unique objectives and outcome measures for specific projects and programs.

In developing the Consolidated Plan, a number of priorities were considered. These included, but were not limited to:

- Economic Development How to become more competitive with other cities in attracting businesses and how to create more jobs and stimulate more business with a special focus on small and disadvantaged business. Improving air service to attract new businesses and increased convention and tourism efforts;
- Public Safety Utilizing community policing, School Resource Officers, constructing new fire stations, addressing re-integration of offenders back into the community and developing Homeland Defense programs.
- Community Development Rebuilding inner city neighborhoods with the implementation of neighborhood plans, partnering with the private sector in business and infrastructure development as well as public-private partnerships to improve housing;
- Capital Improvements Building and maintaining the City's infrastructure in a timely cost-effective manner.
- Collaboration How to build effective relationships with citizens, neighborhoods, other governmental entities and surrounding communities;
- Technology How to integrate the explosion of technological changes within the community and how wireless technology can be harnessed for the benefit of citizens.

### Format of the Plan

There are several broad themes that are used to organize the City of Wichita's 2004/2008 Consolidated Plan.

- Affordable Housing Opportunities
- Neighborhood Revitalization Areas and specific targeting to the Local Investment and Redevelopment Incentive Areas
- Economic Development

The 2004/2008 Consolidated Plan contains the following information:

- Sections 1 through 4 contain the history and current conditions of the City of Wichita's population.
- Section 5 is a comprehensive assessment of housing needs.
- Section 6 describes the approach to address the needs and make Wichita a better place to call home for our citizens.
- Section 7 contains the One-Year Action Plan for the 2004/2005 Program Year.
- Appendix contains the certifications, definitions and other documents that will provide clarity regarding the programs available to the citizens of Wichita.

### II. SUMMARY OF CONSOLIDATED PLAN PROCESS

The City of Wichita's Department of Finance assumed the responsibility of preparing the HUD Consolidated Plan and the one-year action plan, because of the financial and application requirements involved in the Consolidated Plan. The Consolidated Plan is more than just a plan. It involves the application for millions of dollars in federal funds and the allocation of resources to City departments and non-city agencies. Department of Finance staff with assistance of the Metropolitan Area Planning Department and Housing Services Department, followed the process outlined below:

- Determined the scope of the Consolidated Plan requirements.
- Solicited comments and assistance from local service providers, both for-profit and not-for-profit.
- Prepared narrative and tables.
- Solicited public comments.
- City Council conducted public hearings to consider views and comments of citizens.
- City Council considered Consolidated Plan activities and approved Plan for submission.
- Submitted Consolidated Plan to HUD.

The City of Wichita carried out the following activities on the dates specified below:

SEPTEMBER 10	Sent out preliminary needs for ranking to nearly 160
	community agencies, District Advisory Boards, Park Board
	and Housing Advisory Board. The survey was also
	available at www.wichita.gov.

**SEPTEMBER 13** Public comment period started.

NOVEMBER 18 Provided comments to City Council. Public Hearing on proposed needs was held. City Council approved the priority needs.

**NOVEMBER 19** Applications and RFPs issued.

**DECEMBER 3 & 4** Technical assistance meetings were held.

**DECEMBER 8** Pre-proposal conference on RFP's was held.

**DECEMBER 19** Funding applications and proposals due by 5:00 p.m.

**FEBRUARY 3** Grants Review Committee (GRC) held public hearing on

housing and community development needs and

applications.

**FEBRUARY 10** GRC made funding recommendations.

MARCH 16 Allocations made by City Council.

**APRIL 6** Council approves preliminary five-year and one-year Action

Plan and authorizes 30-day comment period to begin.

MAY 11 City Council reviews and approves final plan and authorizes

submittal of the Consolidated/Action Plan to HUD.

**MAY 14** Final plan transmitted to HUD.

JULY 1 Program begins.

### III. CITIZEN PARTICIPATION AND CONSULTATION

Citizen participation has been a major part of all phases of the Consolidated Plan. Preparation of the Consolidated Plan would have not been possible without the participation of many individuals, agencies, organizations and public interest groups.

City staff began the process of developing the Consolidated Plan with a review of existing policy and planning documents for commonly identified needs. Such documents included the Wichita/Sedgwick County Comprehensive Plan, Neighborhood Revitalization Plan, draft City of Wichita Strategic Agenda and neighborhood plans. Preparation of these documents had extensive citizen involvement so the citizen participation base existed at the outset of the Consolidated Plan process.

After staff's preparation of the preliminary needs identified in the source documents, a survey allowing the public to rank the preliminary needs was developed and mailed to over 160 organizations comprised of public agencies, neighborhood associations, not-for-profit organizations, for-profit companies, District Advisory Boards, Housing Advisory Board and Park Board. Citizens were provided the opportunity to participate in ranking the preliminary needs by logging on the Internet at the City of Wichita's home page or filling out the survey form available at the Neighborhood City Halls and the main City Hall. Citizen participation was encouraged with two public notices published in the Wichita Eagle, Kansas State Globe and Cronos announcing the public comment period and a public hearing held at a regular City Council meeting before adoption of the final priority needs.

Entities receiving the direct mailing included organizations involved in the provision of housing (including private sector organizations such as the Wichita Area Builders Association); health service providers; social services agencies; universities; Wichita Independent Neighborhoods; minority agencies; Small Business Administration; Wichita Public Schools; Sedgwick County; State of Kansas; United Way of the Plains; homeless coalition; churches; Wichita Independent Business Association; Environmental Protection Agency; Chamber of Commerce; and Metropolitan Area Planning Commission.

The public hearing was held on November 18, 2003 to provide an additional opportunity for citizens to comment on the priority needs. The City Council took into account the comments received and the rankings of the preliminary needs surveys before making final decisions on the priority needs.

During the development of the Consolidated Plan, specific information was solicited from a number of sources. Housing providers and the Wichita/Sedgwick County Health Department were contacted for information regarding the occurrence and extent of lead-based paint. The Wichita Housing Authority, as the public housing provider, presented information on actions taken to resolve issues of lead-based paint in the Public Housing units.

The Community Council for Homeless Advocacy (CCHA) provided information on its Continuum of Care Submission and various "point in time" studies. Additionally, information regarding needs of Public Housing and the Comprehensive Grant program of the housing authority are included.

The allocation of funds under the One-Year Action Plan began with a public notice published in the Wichita Eagle, Kansas State Globe and Cronos advising of the availability of funds and the scheduling of two workshops to provide additional information and technical assistance. During the allocation process, a public hearing was held to solicit citizen comments on housing and community development needs and to permit all applicants for undesignated funding to make presentations to the Grants Review Committee.

The Grants Review Committee consists of twelve people from Wichita businesses and the neighborhood sector, constituted to provide additional citizen input on the One-Year Action Plan's undesignated funding. Citizens were also provided the opportunity to submit comments during the thirty-day comment period on the One-Year and Five-Year Plans through Public Notices in the newspaper of widest general circulation. Additional input was solicited from United Way and Sedgwick County as the primary funding sources of social services.

A copy of the draft 2004/2008 Consolidated Plan, including the 2004/2005 One-Year Action Plan was provided to the City Council members for their review.

In addition, copies were made available to the District Advisory Boards, United Way, Sedgwick County and Wichita Public Schools inviting their comment. The Public Notice identified a number of locations where copies of the draft plan could be reviewed including City Hall, branch libraries and other locations. Upon final adoption and approval, copies of the final Consolidated Plan will remain available on file at the Wichita Public Library, the Neighborhood City Halls and at <a href="www.wichita.gov">www.wichita.gov</a>. Copies of the Consolidated Plan will also be made available on CD - ROM in Adobe format upon request.

### IV. COMMUNITY PROFILE

In 2004, the City of Wichita updated its Consolidated Plan in order to allow the community to present a unified vision that addresses local problems comprehensively. The consolidated plan focuses on the need to provide decent housing, to provide a suitable living environment, and to expand economic opportunities for all residents. By addressing local problems such as the ones addressed in this document, the City of Wichita seeks to build a future that continues to offer its citizens a richly diverse community and a great quality of life.

### A. Location

Known as the "Air Capital of the World", the City of Wichita is located in south central Kansas at the confluence of the Big Arkansas and Little Arkansas rivers. Wichita is the largest city in Kansas and the county seat of Sedgwick County. Over the years Wichita has experienced a steady growth in population, with an average growth rate of 1.37 percent per year since 1990.<sup>1</sup> Current projections estimate that 370,992 people will call Wichita "home" by the year 2010.<sup>2</sup>

### B. History

The town of Wichita was brought to existence on the prairies of the Wild West in 1868. Wichita was incorporated two years later in 1870, and has been a city of first class since 1886. The original stimulus that brought people and trade to the area was the extension of the Santa Fe Railway into Wichita in 1872. The City's early growth paralleled the expanding agricultural productivity of the Central Plains States and by 1900 the city was an important regional center for the processing of agricultural products and the distribution of farm equipment. In 1914, the discovery of oil attracted businesses that expanded and diversified the area's economic base from its agricultural focus. Numerous services, distributive enterprises and metalworking industries began to appear in Wichita. One industry that benefited with the discovery of oil and the attraction of the new businesses associated with it was the aviation industry.

Wichita served as a cradle for aviation and by the 1920's the industry was taking off. World War II brought aircraft production of an unprecedented scale to the City. Today Wichita is one of the world's leading producers of general aviation and commercial aircraft. McConnell Air Force Base is another important factor to Wichita's aircraft legacy and economy. Activated in 1951,



McConnell serves as the base of operations for the 22<sup>nd</sup> Air Refueling Wing. The industry can be viewed on a personal level at ZipUSA: 67210 @ National Geographic Magazine.

### C. Growth and Development

Recent growth in Wichita has been focused primarily on the northwest and northeast portions of the City. The availability of readily developable farmland, municipal sewer and water connections, and desirable school districts have fueled suburban residential growth in Wichita.

Wichita's overall population growth has been steady since 1950, as shown in Table 1. Between 1990 and 2000 Wichita's population grew by a little more than 13 percent, or 40,300 people.<sup>3</sup>

		Table 1			
		Population			
Year	Wichita City*	Percent	Sedgwick	Percent	
		Change from	County*	Change from	
		Previous Year		Previous Year	
1950	168,300		222,300		
1960	254,700	51.3%	343,200	54.4%	
1970	276,600	8.6%	350,700	2.2%	
1980	279,300	1.0%	367,100	4.7%	
1990	304,000	8.8%	403,700	10.0%	
2000	344,300	13.3%	452,900	12.2%	
* Source: U.S. bureau of the Census					

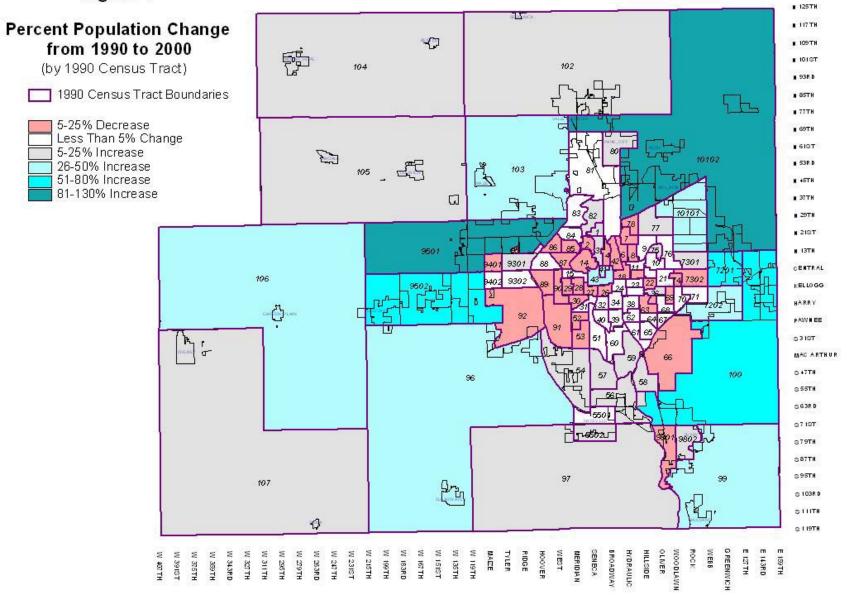
The period between 1990 and 2000 saw significant losses in population in the older areas of the city located northeast and southwest of downtown. During this same time period there were dramatic gains in population in the outer fringes of Wichita's boundaries. Suburban areas in the northwest and northeast showed the largest gains in population with 81-130 percent increases.<sup>4</sup>

Annexation has significantly extended Wichita's corporate limits. From 1990 to 2000 the City of Wichita grew from 119.1 square miles to 148.3 miles, annexing nearly 29.2 miles of land into the City over ten years. In 2001 alone the City of Wichita added nearly 3.7 miles of land. The majority of annexation activity over the last several years has been in response to property owner requests associated with new developments and water and sewer service requests.

At the same time that Wichita has grown in population it has also lost density due the low-density pattern of new development. Today there are approximately 2,322 persons per square mile in Wichita compared to 4,625 per square mile in 1960 when the density within the city limits peaked. Densities have been decreasing due to the expansion of growth on the fringes and the exodus of residents from the older city core areas.

For the near future, the trend of development occurring on the fringes of Wichita is expected to continue. Western Wichita (northwest and southwest growth areas) is projected to experience a population increase of approximately 59,660 persons over the 40-year period. If current development patterns continue this will result in the development of approximately 14 square miles of undeveloped land into urban use. During the same period of time eastern Wichita (northeast and east Wichita growth areas) is expected to increase in population by 50,210 persons. Again, under current development patterns this is expected to require approximately 12 square miles of land for urbanization.

Figure 4



### D. Population Trends

The median age of Wichita has increased from 28.9 years in 1990 to 33.4 years in 2000.<sup>6</sup> From 1990 to 2000, the number of children (defined as those persons younger than 18 years) increased by 0.6 percent from 26.6 to 27.2 percent of the City's population (Table 2). Census figures show that the highest concentrations of households with children under age 18 are located in the southeast and northwest fringes of the Wichita urbanized area. The area with the largest amount of young children (individuals less than five years of age) is the southeast portion of Wichita. The areas with the lowest concentrations of persons under five years of age are found in the northeast areas of Wichita, and in the central northwest suburban areas.

Table 2 Children in Wichita						
	The percentage of the City of Wichita's population younger than 18 has remained relatively stable since 1980.					
Age	Age 1970 1980 1990 2000					
0 – 4	8.8%	8.0%	8.6%	8.0%		
5 – 17	25.2%	18.0%	18.0%	19.2%		
0 – 17	34.0%	25.9%	26.6%	27.2%		
Source: U.S. Bureau of the Census, Census 2000						

The number of residents 65 years or older in the City of Wichita has increased from 12.4 percent in 1990 to 22.9 percent in 2000, which was higher than the national average of 12.4 percent. The areas of the City where the percentage of residents 65 or older is greatest are generally located two to three miles northwest and southeast from downtown Wichita, in suburbs developed during the 1950's and 1960's.

The number of households increased in Wichita from 123,249 in 1990 to 139,127 in 2000. Countering a national trend, the average household size in Wichita increased slightly from 2.43 to 2.44. Single person households made up roughly 31.2 percent of Wichita's households in 2000. This was a slight increase from 30 percent in 1990.

Female-headed households in Wichita increased from 13,627 in 1990 to 19,244 in 2000. Households headed by single mothers made up 23.4 percent of all Wichita households in 2000. This was higher than the national average of 21.9 percent, and well above the Kansas average of 18.2 percent. The number of children (persons below 18 years of age) in single mother households also increased from 4,886 in 1990 to 5,536 in 2000.<sup>7</sup>

The racial and ethnic composition of Wichita's population is comparable to that of the nation as a whole. Current trends indicate the fastest growth rates are among Asian/Pacific Islanders and persons of Hispanic origin. The white population composes the majority of Wichita's population at 71.7 percent.

The next largest racial segment of the population is persons of African American decent, making up 11.1 percent of the population. According to the 2000 Census persons of Hispanic ethnicity comprised 9.6 percent of the City's population.

Table 3 Population by Race and Hispanic Origin (Percent of Total)  The City of Wichita's racial and ethnic composition is similar to the nation as a whole					
	1990	200	00		
Wichita Wichita U.S.					
Hispanic Origin*	5.0%	9.6%	12.5%		
Not His	oanic				
White	80.5%	71.7%	87.5%		
Black/African American	11.1%	11.1%	12.0%		
American Indian	0.1%	1.0%	0.7%		
Asian	0.0%	3.7%	3.6%		
Other Race/Two or More	0.0%	2.9%	1.9%		
Source: 1990 and 2000 Census  * May be of any race, consequently percentages will add up to more than 100%					

### E. Housing Characteristics

The number of housing units in Wichita has steadily increased from 99,920 units in the year 1950 to 152,050 units by the year 2000. Between 1990 and 2000 the number of housing units increased by 16,981 units, or 12.57 percent. The majority of new units built between 1990 and 2000 were units for sale. The percentage of Wichita housing units that are owner occupied increased from the year 1990 to 2000 by 2.5 percent. During the same period the percentage of rental units decreased by 2.4 percent. The percentage of Wichita's units that were vacant also decreased as shown in Table 4.8

Table 4 Wichita Housing Unit Tenure						
	1970 1980 1990 2000					
Housing Units	99,920	116,649	135,069	152,050		
Percent Owner Occupied	57.3%	56.5%	53.8%	56.3%		
Percent Renter Occupied	35.5%	38.1%	37.5%	35.1%		
Percent Vacant 7.1% 5.4% 8.8% 8.6%				8.6%		
Source: U.S. Census: 1970, 1980, 1990, 2000						

The median value of owner-occupied housing in Wichita during 2000 was \$75,000; this was a \$19,000 increase compared to 1990. Information from the Wichita Area Association of Realtors shows that the median selling price for all homes sold in 2002 was \$95,330, a 48 percent increase from 1990. Generally the owner-occupied homes with the highest values were found in the northeast boundaries of the Wichita urbanized area.

### F. Economic Trends

Beyond it's reputation as one of the world's premier aircraft manufacturing locations, Wichita offers a diverse economy with a wide variety of high value added jobs. <sup>10</sup> The central location of Wichita has contributed to its development as a regional health care center with five major hospitals and two healthcare research centers. Wichita also hosts many agricultural industries and provides a wide range of services to surrounding ranch and farm communities.

Wichita's employment base includes a broad mix of business types, with a strong base of relatively high paying manufacturing jobs. A list of Wichita's major private employers includes renowned companies such as: Boeing Co., Cessna Aircraft Co., Raytheon Aircraft Co., Via Christi Regional Medical Center, Bombardier Aerospace Learjet, Dillon Stores, Koch Industries Inc., Wesley Medical Center, AGCO Corp., The Coleman Co., Wichita Clinic, Bank of America, Southwestern Bell and Big Dog Motorcycles.

In addition to such large corporations Wichita's economy contains many innovative small and mid-sized companies that provide a wide variety of goods and services to markets around the globe. The 2001 *County Business Patterns* shows approximately 11,584 business establishments in Sedgwick County with fewer than 100 employees.

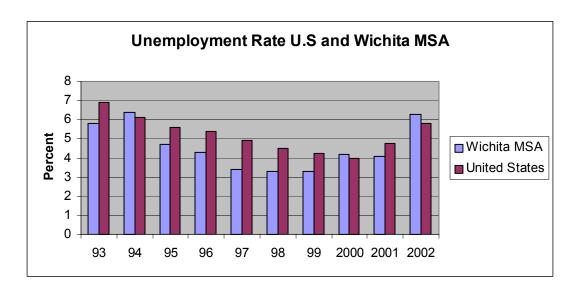
Total wage and salary employment in the Wichita metro area experienced a net loss of 6,700 jobs in 2002. During the past decade, 1992 through 2002, total wage and salary employment has grown by 13.7 percent, or an average of 1.4 percent annually.

The labor force participation rate (the percentage of persons age 16 and over who are employed or seeking employment) in Wichita for the year 2000 was 69.3 percent, which is higher than the national participation rate of 65.7 percent. During the past ten years the Wichita metro area added 34,000 new jobs.

Education and health care services netted the most new jobs in the past decade (7,300) followed by the government (6,300), professional and business services (4,200), manufacturing (3,700) and leisure and hospitality (3,400) sectors.

As of year-end 2002, manufacturing was the largest employment sector (22.9 percent) followed by the education and health services sector (13.1 percent), the government sector (13.1 percent) and the retail trade sector (10.5 percent).

The Wichita MSA civilian labor force increased from 293,715 in 2001 to 301,517 in 2002 for a growth rate of 2.7 percent. The average annual unemployment rate in 2002 was 6.4 percent (19,230 people), compared with 4.1 percent (12,057 people) in 2001. Historically the Wichita metro area enjoys a relatively low unemployment rate. During the past quarter century, the metro area's unemployment rate has been lower than the U.S. rate in 22 out of 25 of those years.



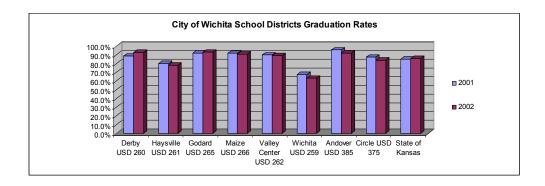
In 2002 the U.S. economy started a slow, weak recovery. However, in Wichita, following 9/11 all four of Wichita's aircraft manufacturers experienced immediate and continuing order cancellations. As a result, each of them reduced employment levels during 2002 and part of 2003. In addition, nearly every other industry sector in Wichita saw job losses during 2002. It is expected that Wichita's economy will not recover as quickly as the national economy, due to the fact that it did not enter the recession until after the recession began.

Perhaps one of the greater advantages of Wichita is the moderate cost of living for a city that offers so many amenities. Wichita maintains a moderate cost of living rate of 98.0 with 100 being average amongst all 307 urban areas in the United States. <sup>13</sup> One key factor that contributes to Wichita's low cost of living is the fact that Wichita's housing stock is comparatively more affordable than many other locations in the nation.

### G. Social Trends

The City of Wichita is served by eight unified school districts: USD 260 - Derby, USD 261 - Haysville, USD 265 - Goddard, USD 266 - Maize, USD 262 - Valley Center, USD 259 - Wichita, USD 375 - Circle, and USD 385 - Andover. In addition to the public school districts, there are approximately 40 private schools serving preschool through high school students and those needing special education. USD 259 – Wichita served 48,676 students in 2002. 14

Five of the eight school districts serving Wichita had graduation rates higher than the state average in 2002. In 2002, 63.4 percent of USD 259 – Wichita students completed the graduation requirements. This is down from 67.3 percent in 2001. The graduation rate of USD 259 - Wichita was also below the state average of 85.7 percent in 2002. Most of the other school districts serving Wichita also saw their graduation rates decline (Goddard and Derby saw their graduation rates improve from 2001 to 2002). <sup>15</sup> In 2000, 84 percent of Wichita residents had at least a high school diploma, compared to 80 percent nationally. <sup>16</sup>



Wichita residents also surpassed the nation in the percentage of residents with a Bachelor's degree or higher, 25 percent of Wichita residents compared to 24 percent nationally. Fourteen colleges and universities in the local area serve Wichita including Wichita State University, University of Kansas-School of Medicine-Wichita, Friends University, Newman University and the Wichita Area Technical College.

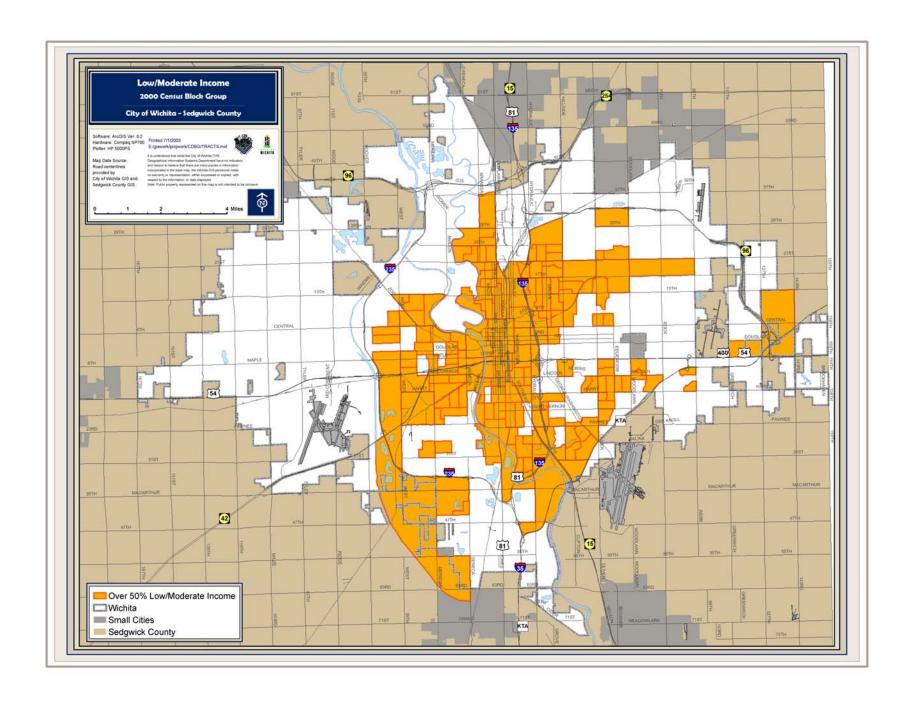
The median household income in Wichita is \$39,939 and the median family income is \$49,247. The median earnings for female full-time, year round workers is \$25,844, or about 71 percent of the male median of \$36,457. <sup>17</sup>

Households with the highest median household income are generally located in the northwest and northeast fringe portions of the Wichita urbanized area. The lowest median income areas are located in the central northeast areas of Wichita close to downtown.

From 2000 through 2008, total personal income is expected to grow at an average annual rate of 5.6 percent. In the near future with the weak labor market, wages are not expected to rise much faster than inflation.

According to the 2000 Census data, the number of persons in poverty rose from 37,321 in 1990 to 38,018 in 2000, or 11.2 percent of Wichita's residents. The number of persons below poverty is an important measurement because it is used to determine those unable to make ends meet. The poverty measurement is defined by the federal government on an annual basis and varies with household size. In 1999 the poverty level for a family of four in Wichita was \$16,700.

Census 2000 data shows that 25 percent of Wichita's African American residents were below the poverty level, as were 18 percent of Asian residents, and 21 percent of Hispanics. Nearly 40 percent of all female-headed households in Wichita were below the poverty level. <sup>19</sup> The map below shows Census 2000 block groups by percent of residents in poverty. The hardest hit areas for poverty and unemployment are concentrated in the central core area of Wichita, especially north and east of downtown.



### H. Mental Illness And Substance Abuse

Mental illness affects individuals but when left untreated, becomes a community issue. Serious mental illness can lead to unemployment, homelessness and poverty. According to national reports in the year 2002, 8.3 percent of all adults suffered from a serious mental illness. <sup>20</sup> In 2000, ComCare of Sedgwick County provided crisis intervention services to approximately 47,000 persons through their crisis hotline.

National studies also show a strong link between illegal drug use and serious mental illness. Adults who use illegal drugs are more than twice as likely to suffer from serious mental illnesses. ComCare estimates that approximately 10-12 percent of Sedgwick County residents suffer from an alcohol or substance abuse addiction. According to the Kansas Department of Social and Rehabilitation Services 2003 Report, 3,893 persons received treatment for substance abuse in Sedgwick County. The Substance Abuse and Mental Health Services Administration (SAMHSA) reports that only 50 percent of people who suffer from serious mental illnesses receive treatment and only 10.3 percent of persons with an alcohol or illicit drug problem receive the needed treatment.

### I. Homelessness

Homelessness is often a multi-faceted issue with a shifting population. There are three main sub-groups or categories of homelessness: sheltered, unsheltered, and those who are staying with family or friends due to lack of resources for independent living. It is estimated that approximately 2,253 individuals are homeless each year in Sedgwick County. In 2002, USD 259 - Wichita reported 626 children (from birth to age 17) were served through special programs for homeless children. <sup>22</sup> A one-day point-in-time community homeless count conducted on January 17, 2003, identified 618 persons who were homeless (unsheltered and sheltered only) in Wichita.

### J. Births

Birth statistics for a community are important because they reveal insights into the condition of the community health care network and overall well-being of young children. Records from Sedgwick County show that from 1990 through 2001 there were 88,753 births. <sup>23</sup> Births to teenage mothers accounted for 11,965, or 13.5 percent of those births. In Sedgwick County 8.5 percent (7,544 births) received inadequate prenatal care, and 7.3 percent of all births between 1990 and 2001 were low weight. The rate of low weights births has steadily been increasing from a rate of 6.7 in 1991 to 7.9 per 100 births in 2001. <sup>24</sup> Nearly 14 percent of births (12,246 births) involved mothers who smoked during pregnancy.

### K. Mortality

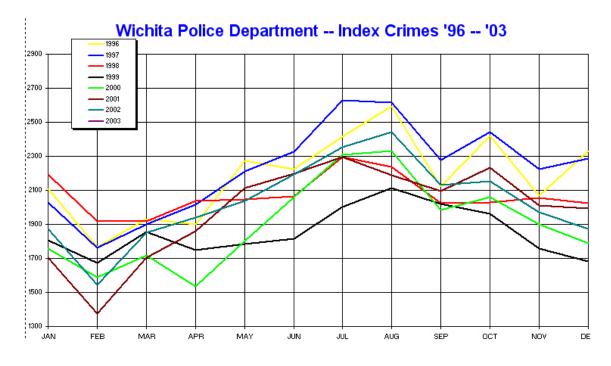
In 2001 the leading cause of death in Sedgwick County was heart disease, cancer, stroke, and chronic lower respiratory diseases. The national leading causes of death were reflected in the Sedgwick County data. Many of the deaths in Sedgwick County are preventable or postponable by changes in lifestyle.

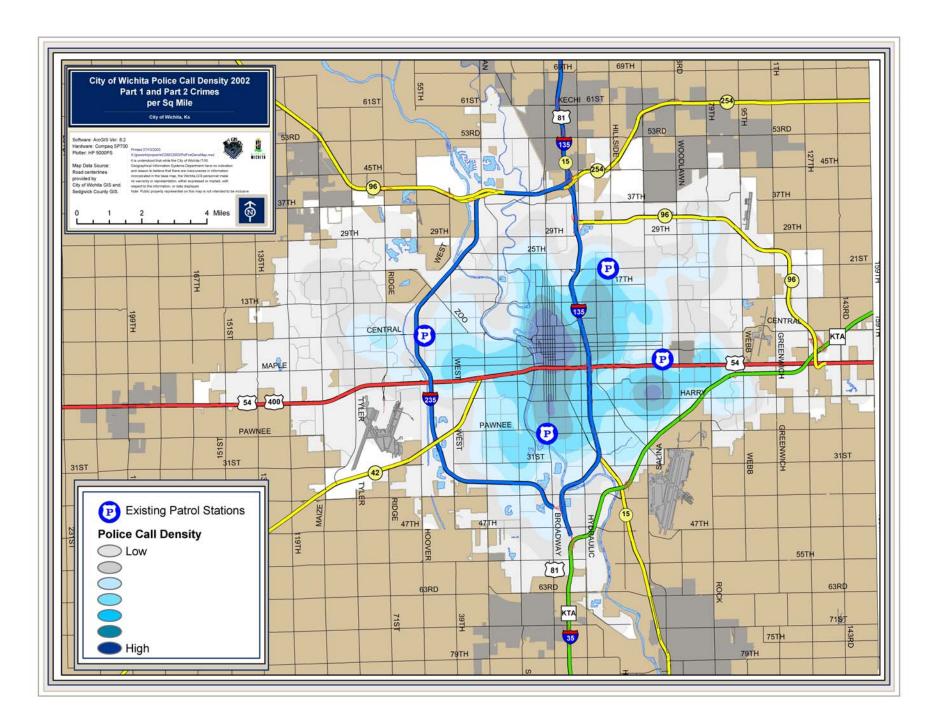
Table 5
Mortality Statistics for Sedgwick County

Cause of Death	In 2001
Heart Disease	970
Cancer	862
Cerebrovascular Disease (Stroke)	234
Chronic Lower Respiratory Diseases	212
Source: State of Kansas Department of Health and Er	nvironment

### L. Public Safety

In the year 2000 National FBI statistics showed the City of Wichita's violent crime rate to be lower than many midwestern cities of comparable size, including Omaha, Oklahoma City, Tulsa and Little Rock. Wichita's violent crime rate in 2000 was 612 offenses per 100,000 persons. The graph below shows the number of crimes in Wichita since the beginning of 1995. In 2002 the number of crimes were below rates in 1996 and 1997, but well above 1999 and 2000 levels.





According to Wichita Police Department Statistics in 2001, overall crime in Wichita rose slightly compared with 2000, after three consecutive years of decline. However, the 2001 crime rate is still below the average rate for the preceding five years. Efforts by local leaders to address crime and crime perception in the City have included community policing, education, stiffer handgun regulations, enhanced surveillance of gang activities, as well as expansion and support of preventative community programs in target areas.

### M. Environmental Health

### Air Quality

Compliance with federal air quality standards is important for the purposes of maintaining community health standards and community eligibility for federal transportation funding. The Clean Air Act prescribes maximum allowable pollutant levels (also called standards) for ozone, carbon monoxide and particulate matter. Over the last 10 years in the Wichita area, there has been one incident (in 1992) when the maximum allowable level for carbon monoxide was exceeded. Over the same time period, particulate matter concentrations have been exceeded twice (both in 1996).

### Water Quality

The Big Arkansas and Little Arkansas rivers that wind through Wichita are a couple of the City's greatest natural assets. The quality of the water that flows through them is critical to their attractiveness as tourism and recreational resources. Key to their quality is the amount of fecal coliform found contained in the water. Over the past ten years, the majority of summer season coliform sample measurements done on the Big Arkansas and Little Arkansas rivers have exceeded allowable total maximum daily load limits set by the State of Kansas Department of Health and Environment (KDHE).

Although there is no single source of fecal coliform, there are many sources that have been identified as contributing to high amounts of fecal coliform in waterways, those include: certain livestock confinement facilities, concentrations of Canadian geese and residential septic fields adjacent to waterways.

The City of Wichita has recently targeted water quality improvements

in the Arkansas River as a top priority for the community.

### N. Community Development

The Wichita-Sedgwick County Metropolitan Planning Department (MAPD) works with neighborhood stakeholders to develop neighborhood plans that document the needs and priorities of residents. The Planning Department helps to see that the goals and objectives outlined in the adopted plans are accomplished by providing technical support to stakeholders after the plans have been adopted.

Some projects within the adopted neighborhood plans require assistance from other entities, one of which may be the City of Wichita. The Planning Department has recently presented projects, contained within the official adopted neighborhood plans, for the City's Capital Improvements Program (CIP).

### V. HOUSING AND COMMUNITY DEVELOPMENT NEEDS

### A. Housing Market Supply and Demand

### **Development Trends**

The housing market in Wichita has favored new construction in outlying areas, for single-family residences and apartments. Most of the housing units built over the past three years have been in the outlying areas of the City and have been built to cater to the middle and upper income markets. Developments have been primarily focused to the northeast and western edges of the City.

Private developers cite many reasons why new homes are so rarely built in older sections of the city. The most commonly given reasons are:

- difficulty and cost of assembling land from many owners;
- lack of a market for single family housing in these areas
- negative perceptions about the Wichita School District
- lack of flexibility in regulations & conditions to accommodate newer housing styles;
- lack of sufficient incentives by government

Despite the perceived difficulties associated with older sections of Wichita, some developers are getting involved and see the potential in these older sections of the City. Examples of the more recent housing developments that exemplify the potential in older sections of Wichita are the Innes Station and Mosley Street Apartments. Both projects have involved an old, vacant warehouse located in the City's Old Town district and converting it into mixed income multi-family housing. The projects were financed with Low-Income Housing Tax Credits, HOME funds and private sector loans. The former Eaton Hotel, a historic building located on a prominent corner in the downtown area was also converted into a mixed-income multi-family apartment complex. Rehabilitation of the Harvester Apartments is currently in the process. This project will offer another 48 units of housing in the City's Old Town district.

Power CDC, a local non-profit developer, has successfully participated in single-family housing projects in the City's northeast area by offering newly constructed single-family homes to area residents. Power CDC is currently involved in a single-family development that will result in the construction of as many as 11 new homes in the City's McAdams neighborhood on Cleveland and Indiana streets.

Power CDC is also involved in the development of an estimated 50 homes in a newly created subdivision located at 25<sup>th</sup> and Minnesota Streets. All single-family homes developed by Power CDC are sold to owner-occupied, income-qualified homebuyers.

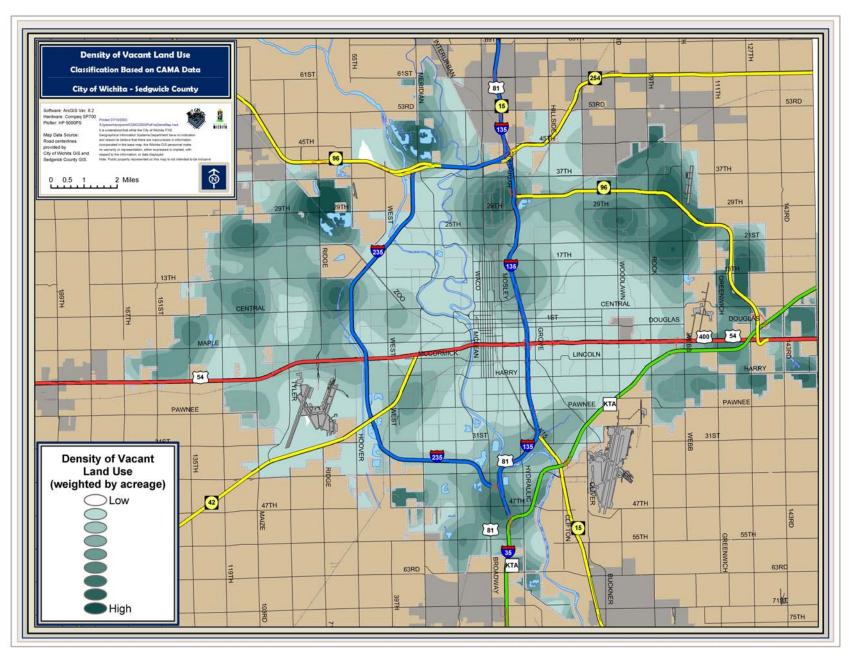
Mennonite Housing Rehabilitation Services, Inc. (MHRS), another local non-profit developer, has specialized in the development of homes on a scattered site basis, offering new single-family homeownership opportunities in the City's older areas. MHRS is also in the process of redeveloping the 1900 block of north Ash Street by constructing new single-family homes on vacant lots. In some cases blighted housing is being demolished in order to make way for new homes to be offered to incomequalified, owner-occupied homebuyers.

Central Plains Development, Inc. is offering newly constructed single-family homes in the first new subdivision development being undertaken in the City's Planeview area.

The older areas of Wichita offer the following advantages to developers willing to buck conventional trends:

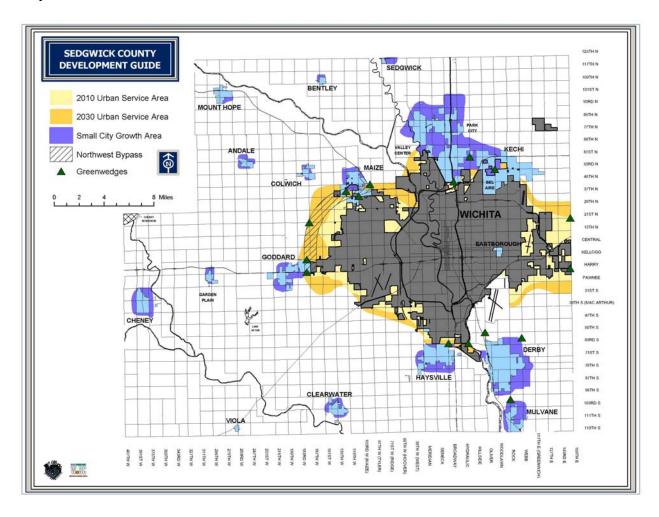
- city services are already in place;
- amenities are easily accessible;
- government incentives are available (multiple City of Wichita programs);
- political officials will often support infill developments (both in the City of Wichita and nationally);
- the unique context of older city areas allow for unique and creative developments.

Often the advantages that inner city locations offer require a different set of skills than typical greenfield developments. For those with the skills that make infill development work successfully there is no shortage of vacant land available for infill development, particularly in close proximity to downtown.



Note: The above map provides a rough generalization of conditions in the City wide context and should not be used for individual property analysis

Overall, the City of Wichita has seen a gradual increase in the number of new housing permits. From 2000 to 2002, 4,182 permits for new housing units were issued in the City of Wichita and within the 2030 Wichita Urban Services Area.



Economists have attributed the strength of the housing market to the low interest rates, which make the purchase of housing more affordable and available to a greater number of households. Other facts that present a picture of the Wichita housing market are listed below.

- In Wichita, approximately 330 permits for demolitions involving single and multi family housing units were issued between 2000 and 2002.
- In Wichita, building permits for 169 apartments and 4,182 single-family units have been issued in the past 3 years.
- Home sales have been increasing over the past 7 years (8,958 in 1995 to 9,572 in 2002)

- As of September 2003, there were approximately 3,871 homes on the active market (for sale) in the Wichita area <sup>26</sup>
- The overall apartment vacancy rate in 2002 was 14.2 percent% <sup>27</sup>
- The average rent in Wichita for a two-bedroom unit was \$551 in 2002 28

### Housing Unit Distribution

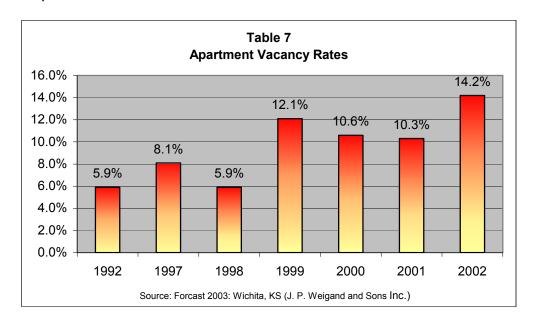
The amount of single-family homes in Wichita grew by nearly 18 percent in the decade between 1990 and 2000. At the same time, the percent of Wichita's housing that consisted of two – four unit structures decreased by a little over 7 percent. Overall the number of housing units in Wichita grew by a little over 12 percent or 16,981 units from 1990 to 2000.

TABLE 6 Wichita Housing by Unit Type					
Number of Units	1990	2000	Change	% of Change	
1 Detached	83,209	97,791	14,582	17.5%	
1 Attached	5,351	6,039	688	12.9%	
2 - 4 units	16,155	14,957	(1,198)	(7.4%)	
5 - 9 units	4,849	5,710	861	17.8%	
10 + units	19,519	21,530	2,011	10.3%	
Mobile Homes/Other	5,986	6,023	37	0.6%	
Total Units	135,069	152,050	16,981	12.57%	

Source: U.S. Census: 1990, 2000

### **Apartment Vacancy Rates**

Vacancy rates for apartments in the Wichita area have increased dramatically over 2001, increasing by almost 4 percent. Vacancy rates 1992 through 2002 are shown in Table 9. The high vacancy rates in the apartment market can be attributed to the economy and the low interest rates. The attractive interest rates have caused many renters to become homebuyers. Other renters who saw their economic standings worsened by the economy typically gave up their apartments to live with family or friends, thus shrinking the renter population. Particularly hard hit with vacancies was the Central Business District where apartment vacancies jumped from 6.5 percent in 2001 to 14.2 percent in 2002.



### B. Housing Costs

### Residential Sales and Prices

Residential sales hit an all time high in 2002, due to sales spurred by the exceptionally low interest rates. The areas with the greatest demand for housing units are the northeast and western sections of Wichita (See WARA Map). New home sales showed a significant increase with 1,646 new homes sold in 2002; a 19% increase over 2001 new home sales. <sup>29</sup>

The median value of single family, owner-occupied homes in Wichita was \$75,000 according to the 2000 U.S. Census, an increase of 33.9 percent from \$56,000 in 1990. In that same year, the average sales price for all homes sold (new and older homes) was \$107,597 according to statistics provided by the Wichita Area Association of Realtors ® (Tables 8 and 9). The average price of homes sold in Wichita have been reflective of the demand for houses with the highest prices occurring in the northeast and west sectors of Wichita.

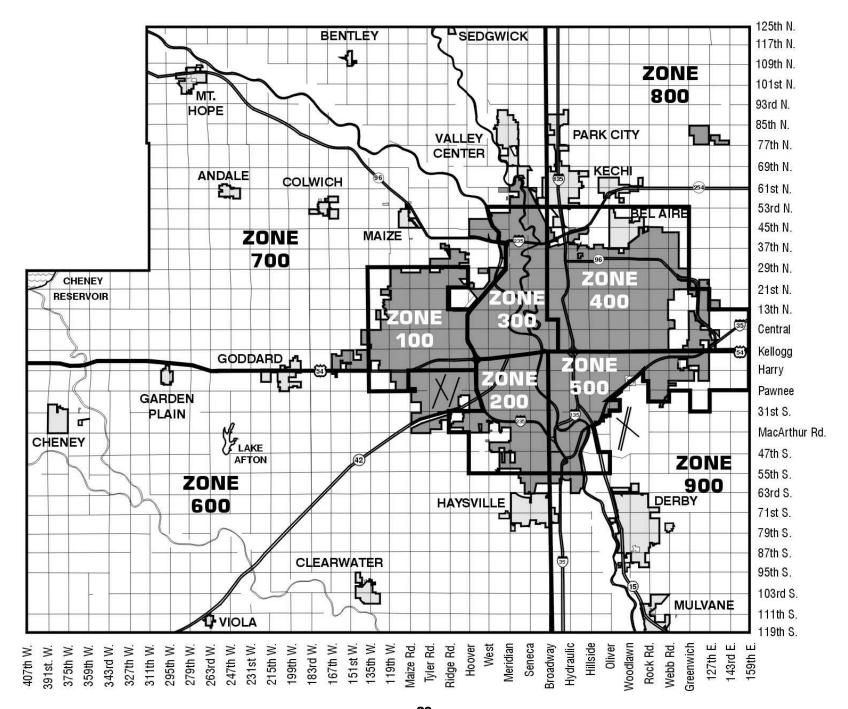


Table 8								
2002 Sedgwick C	2002 Sedgwick County Area Residential Sales by Real Estate Reporting Zone							
Zone	Total Sold	Average Price	Total Valuation	% of Total Sold				
100	1,746	\$141,088	\$246,340,281	22.6%				
200	641	\$65,439	\$41,946,528	8.3%				
300	953	\$82,065	\$78,208,403	12.4%				
400	1,687	\$155,522	\$262,365,928	21.9%				
500	1,305	\$80,237	\$104,709,937	16.9%				
600	365	\$101,523	\$37,055,999	4.7%				
700	197	\$109,539	\$21,579,263	2.6%				
800	197	\$101,588	\$20,012,871	2.6%				
900	619	\$117,174	\$72,530,474	8.0%				
Subtotal Or Average	7,710	\$106,019	\$884,749,684	100%				
Butler County	904	\$115,400	\$104,321,312					
Harvey County	441	\$91,262	\$40,246,515					

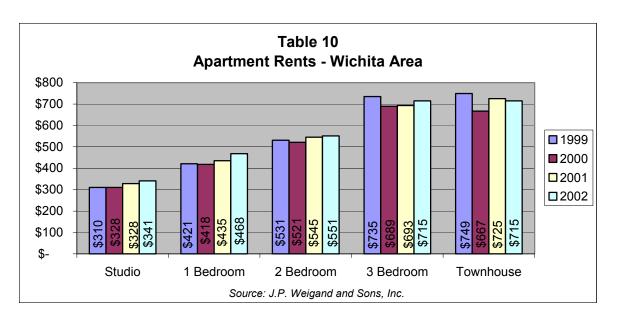
Source: Wichita Area Association of Realtors MLS Statistics for the period January 1, 2002 through December 31, 2002

Table 9 Average Residential Sales Price - Sedgwick County The average price of homes sold has steadily been increasing in Sedgwick County.				
Year Value				
1998	\$	104,986		
1999	\$	107,101		
2000	\$	107,597		
2001	\$	112,370		
2002	\$	114,754		

Source: Wichita Area Association of Realtors: Full Year Reports 1998, 1999, 2000, 2001, 2002

### Rental Housing Supply

Over the past four years the average rent for apartments in the Wichita area has gradually increased. The average rent for a two-bedroom apartment increased from \$531 in 1999 to \$551 in 2003. On the other hand rent for larger apartment units and townhouse rentals declined from their rates in 1999 (Table 10).



### C. Quality and Condition of Housing Stock

### Age

Statistics from the 2000 Census reveal that the median age of Wichita's housing stock is nearly forty years old, constructed in 1964. The decade in which the City of Wichita saw the greatest increase in the number of structures built in Wichita was 1950 to 1959 (Table 11).

Table 11
Structure Age of Housing Stock in Wichita

Much of Wichita's structures were built during the period from 1950 to 1980

	Wichita, Kansas
Total:	152,050
Built 1999 to March 2000	4,305
Built 1995 to 1998	9,518
Built 1990 to 1994	9,196
Built 1980 to 1989	20,955
Built 1970 to 1979	21,767
Built 1960 to 1969	16,165
Built 1950 to 1959	34,201
Built 1940 to 1949	17,677
Built 1939 or earlier	18,266
Median Year Built	1964

Source: US Census 2000 Tables H35 and H34

### **Utility**

The utility of housing built 30 years ago and longer is of concern to many of today's homebuyers. While the structural condition of many of Wichita's houses may be very good, the floor plans, garage space, lot sizes and location pose problems for many of today's families. Families now desire larger kitchens, bathrooms, and bedrooms in their homes. The prevalence of American families to own more than one vehicle also antiquates the single car garage of many older homes.

To accommodate these buyer preferences, the private sector has been building hundreds of homes in the outlying areas of and outside the City of Wichita. These newer subdivisions give developers the opportunity to build larger homes with the interior features desired and on larger lots with ample parking areas for multiple-vehicle families.

However, a counter trend to the larger more suburban, car dependant style of living has been gaining momentum. The aging population, historic character preservation, and interests in pedestrian mixed-use neighborhoods have created a demand for smaller more centralized locations. Therefore, the City has embarked on an examination of opportunities and market conditions for quality, safe and affordable housing in the older areas of the city, especially in and around downtown. While no expectation exists that people will flock in droves to the downtown area, there is strong interest in building new housing and rehabilitating existing, older structures. The City has successfully completed many downtown housing projects that meet market demands and a portion of the units are affordable.

### Housing Conditions and Code Enforcement

The U.S. Census Bureau reports in 2000 there were approximately 152,200 housing units in the City of Wichita. It was estimated that 57,000 were rental units and over 95,000 housing units available for ownership. In 2000 the U.S. Census Bureau estimates that 85,660 were owner occupied and 53,350 were renter occupied.

There are approximately 12,000 substandard rental units in Wichita. An additional 7,000 substandard owner-occupied homes, including manufactured homes, are estimated to be in the City. However, the exact number of these privately owned structures is not known.

Statistics on substandard housing are collected by the City's Office of Central Inspection (OCI), which has 12 code enforcement officers to cover the estimated 57,000 rental units in the City. The department has approximately 4,300 active cases throughout the City. The areas of the City with the greatest amount of active substandard housings cases are generally located in areas where the majority of structures were built prior to and during World War II and where greater amounts of low to moderate income populations are found.

There are over 1,000 units that have been placarded for non-occupancy. Even when taken to court, problem landlords still make use of delays and continuances to buy time in making repairs. This has lead to frustration among area stakeholders who want to rid their neighborhoods of poor housing.

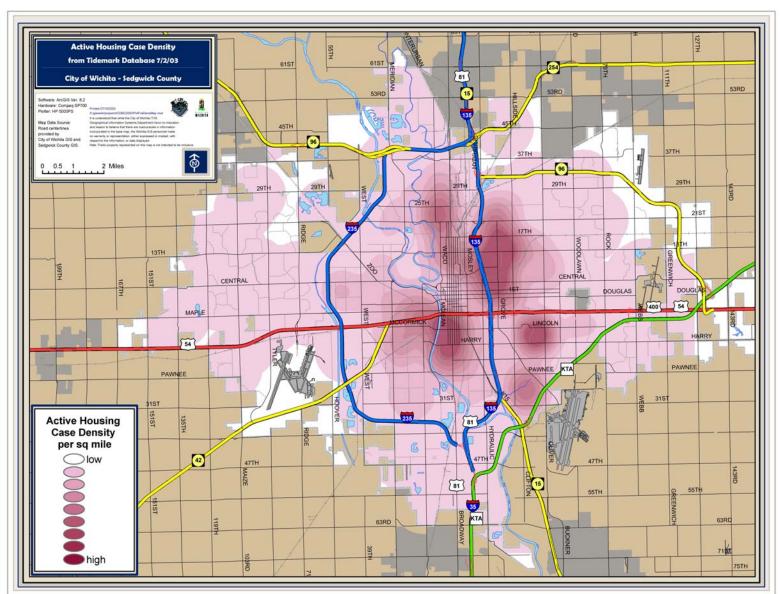
Efforts are being made through the Office of Central Inspection (OCI) to address substandard dwelling units that pose serious threats to the successful revitalization of some areas. The following is a list of those efforts:

- In the mid 1990's, OCI re-organized its code enforcement office/staffing to create "Neighborhood Inspectors" assigned to specific geographic areas that aligned with designated neighborhoods and Community Policing quadrants, with inspectors taking on a broader "neighborhood code enforcement" initiative.
- Since 1994 (primarily between 1994 and 1999), OCI has expanded the number of Minimum Housing Code or "Neighborhood Inspectors" from seven to 12, through a combination of staff re-organizations and cross-training, and additional staffing additions authorized by the City Council.
- Over the past few years, OCI has initiated approximately 1,500 new housing code cases on about 2,500 units annually. This compares to about 900 cases on 1,500 units annually in the early 1990's. About 1,400 housing code cases are resolved annually, on average, over the past 4-5 years. In 2003, OCI closed out 1,700 housing cases (over 2,800 units), and took 528 Minimum Housing Code cases to Neighborhood Court. In 2003, OCI staff performed nearly 25,000 inspections on minimum housing code and "neighborhood" zoning and environmental nuisance code cases and issued a total of nearly 10,000 notices on these 25,000 cases.
- Over the past 8-10 years, OCI has become much more proactive in initiation and
  resolution of code enforcement cases (and has worked closely with Wichita Police
  Department (WPD) and other Departments to cross-train/orient those Depts. on
  code enforcement matters). This is evidenced by the fact that over the past several
  years, OCI inspectors with assistance from WPD, have initiated well over half of all
  the housing code cases that have been opened (only 40-45% of all new cases were
  the direct result of a citizen call or complaint).
- The Neighborhood Courts were implemented in 1995/1996. OCI currently takes about 500 minimum housing code cases to these courts annually (as compared to about 60-80 cases annually in early 1990's).
- Over the past 8-10 years, OCI has implemented and updated their policy and procedures to reduce the number of extensions granted for non-compliant properties, and to shorten the overall timeframes between the start and resolution of each case.

- Since the mid 1990's OCI, with assistance from Public Works, Environmental Health and WPD and funding authorization from the City Council, has managed and implemented a highly successful and popular "Neighborhood Cleanup Program". Approximately 80 neighborhood cleanups are completed annually. The program has been so successful that applications must be limited, and annual weekend slots are normally filled by early spring each year.
- OCI and Environmental Health have been highly active in development, implementation and training of neighborhood representatives for the "Neighborhood Patrol" and "Neighbor-to-Neighbor" programs. These programs train neighborhood representatives to assist in identifying and resolving neighborhood code violations/issues and trained neighborhood representatives work closely with OCI, Health and WPD Community Officers in this process. OCI has also trained and helped establish a "Neighborhood Court Liaison" program with many neighborhoods to assist neighborhoods in monitoring and at times, providing testimony on/for Neighborhood Court cases.
- In early 2001, OCI presented to the City Council an updated Minimum Housing Code Ordinance, which was adopted. This new document has enhanced code enforcement efforts and provided additional tools to inspectors to achieve case resolution.
- In early 2001, OCI presented to the City Council a new "Existing Buildings Rehabilitation and Change of Use" Code, which was adopted. The new codes clarify the process for rehabilitation, permits and inspection for older structures.
- In May 2002, after over two years of development (including multiple presentations to City Council, DABs boards, WIN, neighborhood associations, and others), the Council adopted the new City Title 8, commonly referred to as the "Neighborhood Nuisance Code", that gave multiple Departments authority to initiate and enforce neighborhood nuisance cases (OCI, Health, WPD, Fire, Public Works). Significant amounts of interdepartmental correspondence transpired before and after the adoption of the new code. Departments that historically did not have such authority have initiated nearly 2,000 new cases since the August 2002 implementation. The new Title 8 also significantly reduced the time frames required before property cleanup or "nuisance abatement" by the City was allowed to occur.
- In conjunction with the new Title 8 adoption and implementation, the City Council also approved significant increases in the amount of "Nuisance Abatement" funding available to the Health Department for property cleanup/abatements (increases of 2-3 times the previous annul budget allocations).

- In the early 1990s, City Council approved a "Graffiti Ordinance". Since that time, joint enforcement and training efforts of WPD, OCI and Public Works have led to much faster identification and removal of graffiti from both private and public properties and buildings. Much training and cooperation has been established with neighborhood associations as well. An average of about 900 graffiti removal cases are initiated and resolved annually.
- In the early to mid-1990s, the City Council approved new ordinances allowing OCI to issue parking tickets for front-yard parking under Title 11. This allowed the City to become much more aggressive and pro-active in terms of illegal front yard parking (1,000+ windshield citations annually), an item of great concern to many older neighborhoods.

Sedgwick County also tracks the conditions and quality of housing units in the City of Wichita using the Kansas Computer Assisted Mass Appraisal (CAMA) System. This system relies as much as possible on objective information for the description of poverty characteristics. The areas of the City that generally contain higher amounts of housing units with undesirable conditions listed in the CAMA system closely corresponds to the areas with active OCI housing cases.



Note: The above map provides a rough generalization of conditions in the City wide context and should not be used for individual property analysis

# D. Housing Needs

# **General Housing Statistics and Trends**

#### Renters

In the City of Wichita, approximately 91 percent of the housing stock is occupied. Of those units, renters occupy approximately 38 percent. <sup>30</sup> According to Census 2000 statistics the median gross rent for Wichita residents consumed only 23.4 percent of household income, significantly below the recommended 30 percent. <sup>31</sup> Although rents have typically been affordable in Wichita for the majority of the population, there is still a need for assistance.

In Wichita, 35 percent of renters that responded to the 2000 Census reported being cost burdened, spending more than the recommended 30 percent of their household income on rent. Of those renters that reported being cost burdened, 17 percent of them are considered severely cost burdened by rent because they spend more than half of their household income on rent alone. <sup>32</sup> In addition, 8 percent of renting households in Wichita are living in over crowded conditions (more than one person per room). <sup>33</sup>

### Homeowners

As one might expect, the amount of homeowners that are cost burdened by the costs associated with homeownership is much lower than those who are renters. Census 2000 statistics showed that 15 percent of homeowner respondents reported being cost burdened by house payments and of those nearly 5 percent were severely cost burdened. Overcrowding is a concern for 3 percent of Wichita's homeowner households. <sup>34</sup>

### Special Groups

### Elderly

The 2000 Census data identified 40,910 persons age 65 or older residing in Wichita, or 11.9 percent of the City population. Within the Wichita population of persons 65 or older, 77.6 percent own and live in their home, 22.4 percent rent. Recently the Center on Aging and the University of Kansas Medical Center published the "Kansas Elder Count" for 2002. This report gives insights into the status of older residents in Kansas. Details from the 2002 report pertaining to Sedgwick County residents 65 and older indicated:

- √ 17.5% of men 65 or older live alone:
- ✓ 38.4% of women 65 or older live alone:
- $\checkmark$  34.4% of men 65 − 69 participate in the labor force;
- ✓ 22.6% of women 65-69 participate in the labor force;
- √ 3.6% of persons 65 or older live in nursing homes.

Health conditions and future health care are major concerns among the elderly. A Central Plains Area Agency on Aging survey shows that the most important issue to the elderly respondents was the cost of medicine with the cost of food being the second most important concern. Keeping up the home through yard work and other cleaning was the third most important concern.

Personal income and financial strength are also major concerns. Although these are also not unique to elderly populations, they are more significant because future income will decrease in comparison to an ever-increasing cost of goods and services. Census 2000 figures show 3,005 persons age 65 or older are living under the poverty level, more than two thirds of whom were females.

# Needs of the Severely Mentally III

ComCare Comprehensive Community Care of Sedgwick County, formerly Sedgwick County Department of Mental Health, is a licensed Community Mental Health Center, a licensed alcohol and drug abuse services provider and a community development disability organization. ComCare offers behavioral health care services on a sliding fee scale. ComCare coordinates and directs services, provides consultation, or collaborates services as well as offering specialized services for the severely and persistently mentally ill. In order to accomplish these objectives effectively, Kansas' largest community mental health center annually conducts a needs assessment for enhanced strategic planning.

### Prevalence of Mental Illness

The current population of Sedgwick County is 452,869. Based upon an estimate of 1% of the general population, 4,529 individuals with severe and persistent mental illness (SPMI) reside in Sedgwick County, whom may utilize services among various providers, hospitals, and agencies (private or public) or choose not to seek assistance. ComCare's Community Support Services (CSS) and Homeless Program provide a comprehensive range of services to meet the needs of people who have a severe and persistent mental illness. ComCare's CSS system has a current caseload of approximately 1,462 SPMI clients.

### Homelessness and Mental Illness

The homeless population in Sedgwick County is multi-faceted, including three subgroups: unsheltered, sheltered, and those who are staying with family or friends due to lack of resources for independent living. There is fluidity across these three components. An estimated 2,253 individuals are homeless each year among Sedgwick County's population. Of that number, approximately one third (751) have a serious mental illness, based upon national and local statistics (National Homeless Coalition; Wichita State University). Information collected for the year 2002 through the Wichita/Sedgwick County Homeless Management Information System (HMIS) and ComCare of Sedgwick County Homeless Programs, outreach teams documented that there were 1,533 unduplicated homeless adults. Of these 1,533 homeless individuals, 1,306 received shelter and 227 were unsheltered. A HUD Continuum of Care criterion for being homeless is defined as those living on the streets (unsheltered) or in the shelter system (sheltered) but **NOT** living with someone else (doubled up). A (one day) point-in-time community homeless count conducted on January 17, 2003, identified 626 persons who were homeless (unsheltered and sheltered) on that day in Wichita.

ComCare's participation in the six year federal grant from the Center for Mental Health Services ACCESS Research Demonstration Project found that participants who were homeless and had a severe and persistent mental illness at the time of entry into the program tended to describe themselves as being unhappy or mostly dissatisfied with their lives. However, at the time of transition out of ACCESS funded services, those life changes typically accumulated into improved life satisfaction, circumstances and functioning. Outcomes demonstrated improvements in several life domains specifically in symptomatology (45% reduction in symptoms), housing (over 70% stabilized in housing after one year) employment (twice as many employed) and employment readiness.

### Persons with Disabilities

Census 2000 figures report 36,603 persons of varying physical disabilities in the City of Wichita. Mental disabilities are reported to affect 14,631 people in Wichita. <sup>34</sup> While it is important to provide assistance for disabled persons of every age, the benefit of early intervention has been demonstrated to be critical for very young children and their families. Early intervention provides the children of these families with a chance to develop normally and perhaps never enter the disability system or exit it as soon as possible.

School age children offer an additional challenge. After years of learning and stimulation in the public schools, it is an enormous waste of human potential and loss of substantial public investment to graduate young lives into boredom and stagnation or worse, regression. Starting at age 14, individual transition planning within the public schools targeting employment by graduation is key to the students economic, emotional, and intellectual future.

As a result, the highest request for housing and special services occurs at the ages ranging from seventeen to the mid-twenties. Services include but are not limited to:

Case Management Work Adjustment Individual Supports
Independent Living Work Activity Semi-independent Living
Group Living Adult Life Skills Supported Employment
Transportation Medical Care Dental Care

For many families, the worry is that their son/daughter will be making a transition from school to a waiting list. Unfortunately, that eventuality occurs far too often.

### HIV/AIDS

The University of Kansas School of Medicine collects the statistics for persons with HIV/AIDS in Wichita. Wichita is included in South Central Kansas Region 8 consisting of Barber, Elk, Pratt, Butler, Greenwood, Reno, Chase, Harper, Sedgwick, Chatauqua, Harvey, Stafford, Cowley, Kingman, and Sumner Counties. As there are few services for those infected with HIV/AIDS in other counties, many of the reported cases receive services from Sedgwick County. From 1998 through 2001 there were 147 AIDS cases diagnosed in Region 8. These were comprised of 122 males and 25 females. The median age of those diagnosed was 37.5 years. <sup>35</sup>

The City's current inventory of supportive housing for persons with HIV/AIDS consists of 100 Shelter Plus Care vouchers dedicated to this subpopulation. Additional financial assistance with housing for persons with HIV/AIDS is available through the Federal program Housing Opportunity for People With Aids (HOPWA). <sup>36</sup> It is important that those individuals with HIV/AIDS receive housing assistance that incorporates supportive services that will provide for their health care needs; such as individuals to live with, family, friends, or assistance so they can care for themselves.

# Housing Supply for Special Needs

The City of Wichita is committed to meeting the needs of all citizens; including those with special needs such as the elderly, persons with mental illness, the physically disabled and persons with alcohol or other drug addictions. For example, the City receives nearly \$1.3 million dollars annually from the private club liquor tax collected by the State of Kansas to be used for substance abuse and mental health programs. Some of the agencies benefiting from these funds are Big Brothers/Big Sisters, Parallax Program, Mental Health Association of South Central Kansas and the Center of Health & Wellness. In 2003 seventeen agencies received funding.

Table 12 Jurisdiction's Non-Homeless Special Needs Population (1B)						
Households in Need of Supportive Housing Data Source						
Elderly	3,369	Α				
Frail Elderly	2,442	В				
Severe Mental Illness	1,516	С				
Developmentally Disabled	287	D				
Physically Disabled	1,475	Е				
Persons with Alcohol/Other Drug Addiction	3,250	F				
Persons with AIDS and Related Diseases	147	G				

### Data Sources:

- a. 2000 U.S. Census Bureau
- b. Central Plains Area Agency On Aging
- c. ComCare of Sedgwick County
- d. Kansas Legislative Report: CARE
- e. Kansas Social Rehabilitation Services
- f. Wichita / Sedgwick County Alcohol and Drug Abuse Advisory Board
- g. Kansas School of Medicine

The Comprehensive Housing Affordability Strategy (CHAS) data is used by HOME and CDBG to prepare the consolidated plan and self-assessment. For the year 2000, special tabulation data showing housing problems and the availability of affordable housing are in table 13 below. For comparison purposes, 1990 CHAS Table is also listed below.

Table 13											
Housing Problem Output for All Households											
Name of Jurisdiction:		Source of Data:				Data Current as of:					
Wichita City, Kansas			CHAS Data Book						2000		
			Rer	nters				(	Owners		
	Elderly	Small	Large	All	Total	Elderly	Small	Large	All	Total	Total
Household by Type, Income, & Housing Problems	1 & 2	Related	Related	Other	Renters	1 & 2	Related	Related	Other	Owners	Households
Trousehold by Type, meome, & Trousing Troblems	member	(2  to  4)	(5 or	Households		member	(2 to 4)	(5 or	Households		
	households		more)			households		more)			
Very Low Income (Household Income<=50% MFI)	3,506	6,520	1,738	8,463	20,277	5,746	2,941	827	1,723	11,237	31,464
Household Income <=30% MFI	2,065	3,468	924	4,869	11,326	2,331	1,114	318	943	4,706	16,032
% with any housing problems	64.1	84.2	89.1	77.7	78.1	57.1	83.8	95.6	71.5	68.9	75.4
% Cost Burden >50% and other housing problems	1.2	7.8	22.4	1	4.9	0.4	2	17	0.4	1.9	4
% Cost Burden >30% to <=50% and other housing											
problems	0	2.4	16.7	0.2	2.2	0	1.3	5.7	0.4	0.8	1.8
% Cost Burden <=30% and other housing problems	1.5	1.7	8.1	0.5	1.7	0.6	1.3	8.8	0	1.2	1.5
% Cost Burden >50% only	36.8	57.3	31.4	57.3	51.4	30.2	65.1	57.9	53.3	45	49.6
% Cost Burden >30% to <=50% only	24.6	15	10.5	18.7	18	25.9	14.2	6.3	17.3	20.1	18.6
Household Income >30% to <=50% MFI	1,441	3,052	814	3,594	8,901	3,415	1,827	509	780	6,531	15,432
% with any housing problems	67.1	59.8	80	55	60.9	26	65.5	81.5	57.6	45.1	54.2
% Cost Burden >50% and other housing problems	3.3	0.3	1.2	0	0.7	0	0.5	2.8	0.5	0.4	0.6
% Cost Burden >30% to <=50% and other housing											
problems	1.2	2.1	13.3	0.9	2.5	0.1	0.9	7.1	0	0.9	1.8
% Cost Burden <=30% and other housing problems	0.3	5.9	43.4	1.9	6.8	0.7	2.8	13.8	0.5	2.3	4.9
% Cost Burden >50% only	28.4	8.8	2.2	7.8	11	6	25.5	12.2	26.5	14.4	12.4
% Cost Burden >30% to <=50% only	33.9	42.7	19.9	44.4	39.9	19.1	35.7	45.8	30	27.1	34.5
Household Income >50% to <=80% MFI	1,266	4,554	1,152	5,423	12,395	5,020	4,811	1,706	2,255	13,792	26,187
% with any housing problems	42.6	23.7	54.6	15.3	27.8	11.2	32.9	48.2	34.2	27.1	26
% Cost Burden >50% and other housing problems	3.6	0	0.9	0.2	0.5	0	0	0.6	0.4	0.1	0.3
% Cost Burden >30% to <=50% and other housing	0	0.2	0.0	0.1	0.2	0.1	0.7	2.0	0	0.6	0.4
problems	0	0.2 8.7	0.9 47	0.1	0.2	0.1	0.7	2.9	0.9	0.6	0.4
% Cost Burden <=30% and other housing problems	1.1			2.1	8.6	0.6	3.3	19.2		3.9 3.7	6.1
% Cost Burden >50% only	11.4	1.1	0	1.1	2	2.7	3.9 25	2.5	6.5		2.9
% Cost Burden >30% to <=50% only	26.5	13.7	5.8	11.9	13.5	7.9		23.1	26.5	18.8	16.3
Household Income >80% MFI	1,449	7,875	1,322 36.2	8,644	19,290	11,292	32,904	6,123	8,495	58,814	78,104 7.2
% with any housing problems	18.8	6.1		3.1	7.8	3.3	6.3	16	8.6	7.1	
% Cost Burden >50% and other housing problems	2	0	0	0	0.2	0	0	U	0	0	0
% Cost Burden >30% to <=50% and other housing problems	1.2	0	0	0	0.1	0	0.1	0.1	0	0	0.1
	0	5.5	35.1	1.7	5.4	0.1	1.5	10.6	0.8	2.1	2.9
% Cost Burden <=30% and other housing problems % Cost Burden >50% only	6.4	0	35.1	0.2	0.6	0.1	0.4	0.4	0.8	0.4	0.4
% Cost Burden >50% only % Cost Burden >30% to <=50% only	9.1	0.6		1.3	1.6	3.1	4.3		7.3	4.6	3.8
Total Households		18,949	1.1 4,212	22,530	51,912	22,058	40,656	5 8,656	12,473	83,843	135,755
	6,221										
% with any housing problems	49.8	33.3	61.3	30.5	36.3	14.3	14.2	29.2	21.1	16.8	24.3

Name of Jurisdiction:			Source	of Data:		Data Current as of:				
Wichita City, Kansas			CHAS Data Book				1990			
			Re	nters			Ow	vners		
	Elderly	Small	Large	All	Total	Elderly	All	Total	Total	
Household by Type, Income, & Housing Problems	1 & 2	Related	Related	Other	Renters		Other	Owners	Households	
Trousehold by Type, meome, & Trousing Problems	member	(2 to 4)	(5 or	Households			Owners			
	households		more)							
Very Low Income (Household Income<=50% MFI)	3,624	6,586	1,732	7,003	18,945	6,147	4,041	10,188	29,133	
Household Income <=30% MFI	2,074	3,843	1,100	3,977	10,994	2,670	1,979	4,649	15,643	
% with any housing problems	60	91	94	82	82	62	75	70	79	
% Cost Burden >30	59	89	86	81	80	62	7	69	77	
% Cost Burden >50%	38	78	60	68	65	28	15	43	59	
Household Income >30% to <=50% MFI	1,550	2,743	632	3,026	7,951	3,477	2,062	5,539	13,490	
% with any housing problems	68	78	82	73	74	23	59	39	60	
% Cost Burden >30	68	76	65	71	72	23	13	36	57	
% Cost Burden >50%	32	17	13	17	20	4	8	12	17	
Household Income >50% to <=80% MFI	1,420	4,343	1,229	4,653	11,645	4,796	6,462	11,258	22,903	
% with any housing problems	50	29	57	25	33	11	42	29	31	
% Cost Burden >30%	50	23	20	24	26	10	16	26	26	
% Cost Burden >50%	10	0	1	0	2	2	3	5	3	
Household Income >80% MFI	327	2,047	368	1,916	4,658	2,094	4,507	6,601	11,259	
% with any housing problems	35	7	35	8	12	6	24	18	15	
% Cost Burden > 30%	35	4	1	7	7	5	11	16	12	
% Cost Burden >50%	4	0	0	0	0	0	0	0	0	
Total Households	6,505	19,367	4,132	19,912	49,916	21,411	52,355	73,766	123,682	
% with any housing problems	51	37	61	35	40	15	25	17	26	

### Individuals and Families

The housing needs of individual and family households, in terms of estimated units and income levels, are shown in Table 14. The table shows the greatest needs are for those with the lowest incomes, particularly small related and other households. Also, there is a high need for units for all owners below the median income levels of 30%, 50% and 80%.

Table 14										
Priority Housing Needs of Households										
	Exhibit (2A)									
PRIORI	TY HOUSING	NEEDS	Priority Need	Estimated	Estimated					
			Level ( <b>H</b> igh,	Units	Dollars to					
			<b>M</b> edium, <b>L</b> ow)		Address*					
	Small	0-30%	Н	2,920	14,600,000					
	Related	31-50%	M	1,825	9,125,500					
	Related	51-80%	L	1,079	3,237,900					
	Lorgo	0-30%	Н	823	4,116,400					
	Large Related	31-50%	M	651	1,953,600					
Renter		51-80%	L	628	1,886,970					
Renter		0-30%	Н	1,323	6,618,350					
	Elderly	31-50%	M	967	4,834,550					
		51-80%	L	539	1,617,900					
		0-30%	Н	3,783	18,916,050					
	All Other	31-50%	M	1,976	9,883,500					
		51-80%	M	830	2,489,160					
		0-30%	M	4,706	32,420,000					
Owner		31-50%	Н	6,531	29,454,800					
		51-80%	M	13,792	37,376,300					

<sup>\*</sup> The Comprehensive Housing Affordability Strategy (CHAS) data was used to calculate the units needed for Exhibit (2A) based on the number of units in each category with housing needs. To calculate cost estimates needed were based on the following factors:

- Renter, 0% 50% Medium Family Income (MFI), multiply by \$5,000, an average cost to provide rental assistance.
- Renter, 51% 80% MFI, multiply by \$3,000. This assumes that families with a higher income would need less rental assistance.
- Owner, multiply by \$10,000, calculated as the mean. This takes into account the variety of programs offered to homeowners and homebuyers. Comprehensive rehabilitation may cost as much as \$35,000 per home, while an emergency repair is limited to \$5,000 per home.

# **Homeless Needs**

### **General Needs**

The homeless population in Wichita includes abused women and children, elderly poor, single men and women, persons with physical and mental disabilities, emotionally disturbed, substance and alcohol addicted, unemployed, families, children and runaway youth. The state of homelessness is seldom the result of a single isolated event, but rather developed from a series of social and economic circumstances.

Significantly reduced business, state and local governmental revenues have impacted the local economy. According to a New York Times article on April 16, 2003 and the Milken Institute, the Wichita/Sedgwick County area was identified as one of the hardest hit communities as a result of September 11. Due to the area's extensive reliance on the aircraft industry, it is estimated the local economy will not recover until 2005. Therefore, at a time when agencies and organizations are asked to do more, there are less resources available resulting in a lack of additional housing projects, staff positions and operating expenses for the homeless population.

Although significant funding is provided through mainstream resources such as Social Security Income, Temporary Aid to Needy Families, Medicaid and Food Stamps, the homeless population has a difficult time accessing these resources due to the "outcomes" these organizations are required to meet in order to maximize resources for the community. Most of this population does not possess the skill sets nor do they perform at the minimum benchmark standards that are required to access these federal programs and resources. The various program procedures are so complex and decentralized that it's very difficult for consumers to navigate requiring additional case management.

The homeless population in Wichita is comprised of three sub-groups: unsheltered, sheltered, and those who are staying with family or friends due to lack of resources for independent living. There is fluidity across these three components, however only sheltered and unsheltered are the focus of the consolidated plan. The latest HUD statistics, as contained in the Federal Register, states there are 150,000 chronically homeless in the United States. Based on this information, approximately 10.4% of the adult population may be considered chronically homeless. Estimates of the actual number of homeless in Wichita vary widely. Data is collected from the shelters participating in the community's Continuum of Care process. The 2003 Homeless and Special Needs Population is depicted in Table 15.

Table 15

Youth

		(1A)						
Wichita	a Continuum of Care: 2003	Home	Cu Inver	nd Spectrent Intory in 1003	l Dev	Needs Pour Jnder elopment n 2003	Ţ	ation Jnmet ed/Gap
	li	ndividu	als					
Example	Emergency Shelter		1	00		40		26
	Emergency Shelter		22	26**		0		390
Beds	Transitional Housing		(	35		22		385
	Permanent Supportive Housing		1	00		12		312
	Total		3	91		34		1,087
**102 of the	se beds are 3 months of the year o	nly (wir	nter over	flow temp	orary	shelter)		
	Persons in F	amilies	With Cl	nildren				
	Emergency Shelter		1	13		0	189	
Beds	Transitional Housing			99	4		578	
	Permanent Supportive Housing	60		6			399	
	Total		272			10		1,166
Continuum	of Care: Homeless Population a	nd Sub	popula	tions Cha	art			
Part 1: Hon	neless Population	Sheltered				Unsheltered		Total
			gency	Transiti				
Example:			(A)	125 (A		105 (N		305
	s Individuals		S (N)	65 (N	,	101(E/N	۱)	392
	s Families with Children	39 (N)		24(N)		3 (N)		66
	in Homeless Families w/Children	113 (N)		99 (N)		11(N)		223
Total (lines	1 + 2a)	339	9(N)	164 (1	۱)	112 (E/I	N)	615
Part 2: Hon	neless Subpopulations		Shel	tered		Unshelte	red	Total
1. Chronica	ally Homeless		4	9		115		164
	y Mentally III		16	36				
	Substance Abuse		2	52				
4. Veterans				26				
Persons with HIV/AIDS		19						
5. Persons	with HIV/AIDS			9 93				

Establishing an accurate count of the homeless at any given point in time has proven an elusive task at best. However, the Continuum of Care (CoC) Committee, under the guidance of the Community Council on Homeless Advocacy (CCHA), conducts an annual point in time survey. The 2003 annual survey was conducted on January 17, 2003. Data sources consisted of surveys which were delivered to emergency shelter. transitional housing, permanent and permanent supportive housing service providers via fax, email, or hand delivery, where they were asked to report the current bed inventory and those under development in 2003. To determine the unmet need, these same housing service providers were asked to report the number of individuals and families turned away and the number of beds currently utilized. In addition, homeless individuals were surveyed regarding what would assist them in ending their homeless situation. The second most common response was housing. All of this information was compiled to determine the community's unmet housing need.

TABLE 16 2003 Homeless Shelter "GAP" Calculations						
Shelters	Homeless Persons					
Shelter Need (CCHA Estimate)	1,087					
Existing Shelter Capacity	391					
Homeless Shelter "GAP"	696					

### **Chronic Homelessness**

In 2001, HUD established a goal of eliminating chronic homelessness within 10 years. Research confirms that approximately 10 percent of the nation's homeless are so-called chronically homeless - often suffering from mental illness or substance abuse. Though a fraction of the overall homeless population, the chronically homeless account for more than half the resources designed to meet the needs of the entire homeless population.

Over the past year, many local and state governments, including the City of Wichita have begun planning to end chronic homelessness. The U.S. Interagency Council on Homelessness, reactivated by the Bush Administration, has worked collaboratively with both the U.S. Conference of Mayors and the National Association of Counties, gaining their endorsement to create 10-year planning processes to end chronic homelessness in cities and counties across the country.

The City of Wichita, one of the nation's 100 largest cities has signed on to developing a local plan to end chronic homelessness here within the next 10 years. The plan will be crafted in consort with the Planning and Development sub-committee of the Community Council on Homeless Advocacy (CCHA) and finalization is expected in 2004.

# **Homeless Subpopulation Needs**

Within sub-populations of the homeless, there is an increased number of homeless individuals (estimated between 164 to 200) that experience chronic substance abuse, serious mental illness, dual diagnosis and domestic violence. The number of homeless veterans, persons with HIV/AIDS, homeless youth and persons re-entering the community released from state prisons and other institutions of care is also on the rise.

Another escalating homeless subpopulation problem is the increasing number of individuals being released from public funded institutions, or systems of care (e.g. State and local prisons, foster care, and mental heath agencies) and returning to the community. These individuals have far greater needs in terms of supportive services, including housing.

Over 20,227 Wichita households are reported as living below the poverty level per the 2000 census. The local HUD Fair Market Rent (FMR) for a two and three bedroom apartment is \$559 and \$811 respectively for 2004. These factors indicate the probability of a sporadic repeated incidences of homelessness e.g. an inability to meet housing expenses without a subsidy and "near homeless" in the community. For the period July 2002 to June 2003, 4,746 individuals received emergency shelter assistance: 54% White; 30% Black; 12% Hispanic; 3% American Indian or Alaskan Native, 1% Asian or Pacific Islander.

### Outreach

There are several facilities and services available for outreach to the homeless population. One successful avenue for making contact with Wichita's unsheltered homeless population has been through the day shelter operated by United Methodist Urban Ministry's Homeless Services. The Drop-In-Center provides a centralized location for meals, showers, laundry, information/referral and socialization among people who are living on the streets or in overnight shelters. The Drop-In-Center serves an average of 150 people each day. The Drop-In-Center offers on-site case management services from United Methodist Urban Ministry's and ComCare's Homeless Program staff.

Specific efforts have been developed to target individuals with special needs who may require extended or innovative outreach activities, such as individuals with mental illness and/or HIV/AIDS, veterans, and teens/young adults. Assertive outreach activities for youth and for adults who have a mental illness in Sedgwick County are coordinated through Wichita Children's Home and ComCare of Sedgwick County's Homeless Program. Wichita Children's Home's Street Outreach goes into the community to find and help youth who are homeless for any reason. Each year, ComCare's Homeless Program's interdisciplinary Outreach Team makes approximately 1,000 unduplicated contacts with people who are homeless. Safe Haven, with a capacity of 20, complements other outreach efforts for the segment of the homeless population that suffer from a chronic mental illness.

# **Emergency Shelters**

There are a total of seven night-time emergency shelters in Wichita, as well as one daytime shelter (United Methodist Urban Ministry's Drop-In-Center) and one Safe Haven for people who have a serious mental illness but are not engaged in mental health services. Inter-Faith Ministries established Safe Haven in January 1998 in partnership with ComCare's Homeless Program specifically to respond to the need for long-term, low-demand shelter for persons with a serious mental illness who are living on the streets. Safe Haven residents have typically been unable or unwilling to reside at the other emergency shelters.

The eight night-time emergency shelters include: 1) Catholic Charities' Anthony Family Shelter and Emergency Services (families and couples); 2) Catholic Charities' Harbor House (victims of domestic violence); 3) Inter-Faith Inn (families, couples, and single men/women); 4) The Salvation Army's Homeless Services--Emergency Lodge (single women and families); 5) YWCA Women's Crisis Center/Safe House (women and children); 6) Inter-Faith Ministries - Safe Haven; 7) Wichita Children's Home (teens 16 to 21); and 8) Union Rescue Mission - Haven of Hope (men).

The nighttime shelters provide a total of 391 short-term emergency shelter beds accommodating people of all ages. The number of beds has remained fairly constant despite fluctuations of bed numbers within some shelters. There continues to be a gap in services when comparing the number of shelter beds to the estimated number of individuals who are homeless on any given night.

ComCare of Sedgwick County PATH estimates there are 600 homeless individuals in shelters or on the streets on any given night. One strategy Wichita has used to address this need is with an annual "Overflow Shelter" which operates during the winter months. For the last nine years, the City of Wichita, Sedgwick County and the United Way have provided funding for Inter-Faith Ministries, with the oversight from the Community Council on Homeless Advocacy. Interfaith Ministries operates the Overflow Shelter in host churches in the downtown area. Volunteers from a broad representation of the faith community contribute food, clothing, thousands of volunteer hours for operating assistance, and donated facilities to house the Overflow Shelter. In 2002/2003 the Overflow Shelter served 443 (unduplicated) people with dinner and an over-night stay between November and March. The average number of individuals that utilize the overflow shelter is about 72 clients per night.

# **Transitional Housing**

Transitional housing is an important element in the community's Continuum of Care. A total of 186 units of transitional housing are available as follows:

Table 17 Availability of Transitional Housing					
Transitional Housing Units					
Families with children	99				
Families under development	4				
Adults	65				
Adults under development	18				

# **Permanent Supportive Housing**

Shelter Plus Care has been the primary source of permanent supportive housing in the community. Shelter Plus Care provides approximately 100 units of housing for adults with mental illness, 20 units for adults with HIV/AIDS, and 30 units for adults with chemical addiction. The vouchers have been matched by services to the respective population by ComCare, Positive Directions, a local HIV/AIDS provider, and Miracles, Inc., a local chemical and drug addition service provider.

Permanent subsidized housing has been made available to the homeless and/or formerly homeless individuals and families through several initiatives of the Section 8 program. The City of Wichita under the Wichita Housing Authority currently has an allocation of approximately 2,900 housing vouchers and certificates, not including Shelter Plus Care. Through the focused housing program, 50 vouchers have been reserved for referrals by homeless shelters. Vouchers are available to the homeless and non-homeless through programs providing assistance to sub-populations of homeless and the Family Unification Program. The family self-sufficiency program is available to all Section 8 tenants.

The 2003 City of Wichita and Sedgwick County Continuum of Care Housing Activity Chart is listed on the following page as Table 18.

Fi	undamental Comp	onents in	Table CoC S		Housi	na Activit	v Chart	
Component: Emergend				y cto			y onuit	
Provider Name	Facility Name	Geo Code	Target Popula					
					Indi	viduals	Families v	with Children
<b>Current Inventory</b>		*	Α	В			2002	2003
Catholic Charities	Anthony Family	203696	FC		1	0	32	36
Catholic Charities	Harbor House	203696	FC	DV	14	14	10	8
Inter-Faith Ministries	Inter-Faith Inn	203696	SMF		50	27	0	23
Inter-Faith Ministries	Winter 3 month- Temporary Overflow	203696	SMF		100	102	0	0
Salvation Army	Emergency Lodge	203696	FC		14	6	8	10
Union Rescue Mission	Haven of Hope	203696	FC		13	12	17	18
Union Rescue Mission	The Mission	203696	SM		50	50	0	0
YWCA	Women's Crisis Ctr.	203696	FC	DV	20	15	13	18
			Subtota		262	226	80	113
Under Development					•			
None				Subtota	al			
Component: Transition	nal Housing							
Provider Name	Facility Name	Geo Code	Target Popula				ed Capacity	
		*			Indi	viduals		with Children
Current Inventory			Α	В	-	3	2002	2003
Connect Care	Residential Facility	203696			7	0	0	0
Inter-Faith Ministries	Safe Haven Ti'Wiconi	203696	SMF		18	18	0	0
Miracles, Inc	Miracles House	203696			12	12	12	12
Salvation Army	Transitional Housing	203696	FC		11	12	13	12
STEPSTONE	Transitional Housing	203696	FC	DV	N/A	15	N/A	39
WICHITA CHILDREN'S HOME	Bridges	203696	SMF		4	7	4	1
UMUM	Transitional Housing	203696	FC		21	1	14	35
	<u> </u>	•	Subtota	al	73	65	43	99
Under Development					•	•	1	•
ComCare	Dual Dx	203696	0			14	4	
Wichita Children's Home	Bridges	203696	SMF			4	0	
				Subtota	al	18	4	
Component: Permaner	nt Supportive Housing	g**						
Provider Name	Facility Name	Geo Code	Target Popula		Bed Ca			
<u> </u>			<u> </u>			viduals		with Children
Current Inventory	l ven	*	A	В	2		2002	2003
INTER-FAITH MINISTRIES	Villa	203696	0		N/A 22		N/A	36
The City of Wichita Housing Authority	Shelter Plus Care	203696	0		70	78	50	24
			Subtot	al	70	100	50	60
Under Development	Tame (c	1	T ==	1				
Inter-Faith Ministries	Villa North	203696	SMF			12	6	
				Subtota	al	12	6	

# E. Public Housing Needs

The Public Housing Program within the City of Wichita Housing Authority provides City owned rental properties to low and moderate-income families with rent based upon 30% of their household adjusted gross incomes. The Public Housing Program reports directly to the City of Wichita Government and the U.S. Department of Housing and Urban Development (HUD). The Housing Advisory Board and Housing Authority Board approve policy and procedures as required by HUD. HUD mandates the procedures.

Public Housing has 575 dwelling units located throughout Wichita. Included in that figure, 349 units are single-family dwellings. House sizes range from two to six bedrooms. Currently 3 subsidized units are in suspense due to the homeownership program sales.

Public Housing maintains and leases 226 apartment units which are located in the following complexes:

Rosa Gragg - 520 W. 25<sup>th</sup> North - Opened in 1980 and is designated for elderly and non-elderly disabled residents. Rosa Gragg Apartments has 32 one-bedroom units in a duplex configuration. Six units are ADA 504 accessible and the remaining 26 units are 504 accessible with the exception that the ramps are greater than a 1/12 pitch. The Metropolitan Transit Authority bus route runs within one block of the complex.



**Rosa Gragg Apartments** 

Greenway Manor- 315 N. Riverview - Opened in 1975 and is designated for elderly residents (age 50 and over). Greenway Manor is a seven-story apartment complex located in a neighborhood which boarders downtown Wichita. The first floor of the complex houses the Section 8 Program, resident cafeteria, game room and two lounge areas. Another lounge area is located on the sixth floor. The complex has 82 one-bedroom units and 4 two-bedroom units. Five units are ADA 504 accessible. The Metropolitan Transit Authority bus route runs to the building site.

McLean Manor - 2627 W. 9<sup>th</sup> - Opened in 1982 and is designated for elderly residents (age 50 and over). McLean Manor is an eight-story apartment complex located in a retirement community west of the Arkansas River. A community room is located on the first floor. The complex has 85 one-bedroom units and 5 two-bedroom units. Seven units are ADA 504 accessible. The Metropolitan Transit Authority bus route runs to the building site.

Bernice Hutcherson - 2018 N. Wellington Place - Opened in 1980 and is designated for elderly and non-elderly disabled residents. Bernice Hutcherson Apartments has 18 one-bedroom units in a triplex configuration. All units are ADA 504 accessible. The Metropolitan Transit Authority bus route runs within one block of the complex.

The number of families currently on the waiting list to lease a unit is 1,600. The application process has been closed since May 29, 1998, except for persons age 50 and over, households with four or more family members or disabled heads of households. The application has been suspended due to the inability of the WHA to house new applicants within a reasonable period of time.

TABLE 19 Public Housing Waiting List							
# of families % of total families							
Elderly Families	120	7.5%					
Families with Disabilities	702	43.8%					
Other Families	778	48.6%					
Need	s by Bedroom Si	ze					
1BR	802	50.1%					
2 BR	419	26.2%					
3 BR	242	15.1%					
4 BR	134	8.4%					
5 BR	2	.1%					
5+ BR	1	.1%					

Qualifying families can make application at 332 N. Riverview (one block west of the downtown Post Office). The maximum family income that will qualify an applicant for the Public Housing Program is:

1 person -	\$33,050	5 persons - \$51,000
2 persons -	\$37,750	6 persons - \$54,750
3 persons -	\$42,500	7 persons - \$58,550
4 persons -	\$47,200	8 persons - \$62,300

The Public Housing operation is located in the Housing Services Department Office at 332 N. Riverview. The 2003 HUD approved operating budget is \$2,660,468 which is funded with a U. S. Department of HUD subsidy contribution of \$1,570,526 and the balance of \$1,089,942 will be collected from tenant rents and WHA operating reserve funds. Public Housing has a real estate portfolio of \$35,000,000.

The Public Housing Division also receives a HUD Capital Fund Program Grant, which is to be used to improve the physical condition of Public Housing properties and to upgrade the management and operations of the division in order to better serve low and moderate-income families. The 2002 Capital Fund Program Budget is \$1,159,577.

Additional programs include the Resident Service Coordinator Program specializing in working with residents and resident associations to coordinate public services to enhance their physical, social and mental well being.

The WHA is participating in the Resident Opportunity and Self Sufficiency (ROSS) Grant Program in the amount of \$200,000 for a three-year program, which further enhances the social services provided to Public Housing residents with transportation, housekeeping services and senior companions. The mission of the Public Housing Division is to maximize occupancy in Public Housing, which is safe, clean and decent. The greatest challenge to Public Housing is to house the large number of low to moderate-income families who are either rent burdened or living in substandard housing. Over the last ten years the physical condition of the City's low-income properties has been upgraded and is operating virtually at full occupancy.

All of the Public Housing apartment complexes receive funding through the HUD Capital Fund Grant program.

### Public Housing Resident Initiatives

The Wichita Housing Authority (WHA) and Sedgwick County Department on Aging staff developed an application and was awarded a Resident Opportunities and Self Sufficiency (ROSS) Grant in 2000 in the amount of \$200,000. The three year program enhances the livability of Greenway Manor, McLean Manor, Rosa Gragg and Bernice Hutcherson Apartment Complexes for Public Housing residents. The program assists residents with housekeeping, transportation and companionship needs at a nominal cost to the resident. The purpose of the ROSS Grant Program is to provide links to Public Housing residents by providing supportive services, resident empowerment activities and assisting residents in becoming economically self-sufficient.

In addition, Public Housing has been providing a Resident Service Coordination program for Greenway Manor and McLean Manor. The Sedgwick County Department on Aging also operates this program under contract. While not providing direct services, the coordinator assists residents in obtaining public services from community agencies that can assist the residents to continue independent living and increase self-sufficiency.

The Tenant Advisory Board has a broad representation from Public Housing and Section 8 clients. The Board has increased opportunities for residents to participate in the planning process of the WHA Five Year and Annual Agency Plans.

In 2000, the Wichita Housing Authority implemented a Section 5(h) Homeownership Plan for Public Housing Program. As of 2004, four (4) Public Housing single-dwellings have been sold to Public Housing and Section 8 client applicants and residents. A separate Section 8 Housing Choice Voucher Program has also increased homeownership opportunities for Section 8 clients.



As of 2003, 14 Section 8 clients have purchased their own homes. The Authority will be adding a housing counseling component to the homeownership services program in 2004. The housing counseling program will be solely directed towards public housing and Section 8 Housing Choice Voucher participants.

### Section 8

The Housing Services - Section 8 office is located at 307 Riverview. The Section 8 office provides the City of Wichita's low and moderate-income families with rent assistance based upon 30% of their household adjusted gross incomes.

Section 8 office operates a \$12,000,000 annual budget to provide housing rental assistance for clients and private landlords. Section 8 has contracts with over 800 private landlords to provide housing to more than 2,570 families throughout Wichita.

The current occupancy rate is approximately 100%. The Section 8 waiting list currently lists 2,800 families needing rental assistance. The list has been closed for 12 months except for preference referral from approved agencies for homeless families, victims of domestic violence and upward mobility.

The Section 8 programs work in partnership with other agencies to provide self-sufficiency services to low and moderate-income families such as:

**Shelter Plus Care:** Provide housing to hard-to-house homeless families who are Chronic Substance Abusers; Mentally III; or have AIDS or AIDS related illnesses.

**Moderate Rehabilitation:** This program was established to upgrade substandard rental housing and provide rental subsidy.

**Family Self-Sufficiency:** This program enables tenants who work to increase their income through job training or other means to set money aside in lieu of paying additional rent.

**Family Unification:** Is designed to assist families that have been separated because of domestic violence, spousal abuse, child abuse or abandonment. The program provides housing assistance to enable families to maintain custody of their children. SRS, DCCCA, Inc., and Youthville are also partners in this project.

**Mainstream:** Is designed to assist disabled non-elderly head-of-households and/or spouses with assisted housing.

**Designated Housing:** Is designed to help non-elderly and disabled individuals within public housing or a disabled applicant on the department's waiting list with accessible housing assistance.

# Table 20 Priority Public Housing Needs Local Jurisdiction (4)

<u>L</u>	ocal Jul Isulction (4)	
Public Housing Need Category	PHA Priority Need Level High, Medium, Low, No Such Need	Estimated Dollars To Address
Restoration and Revitalization		
Capital Improvements		
Modernization	Medium	\$500,000
Rehabilitation	Medium	\$500,000
Other (Specify)		
Management and Operations	Medium	\$3,000,000
		. , ,
Improved Living Environment		
Neighborhood Revitalization (non-capital)		
Capital Improvements		
Safety/Crime Prevention/Drug Elimination	Medium	<b>\$0</b>
Other (Specify)	Wiculani	Ψ
<b>Economic Opportunity</b>		
Resident Services/ Family Self Sufficiency	Medium	\$60,000
Other (Specify)		Ψ <b>σο</b> ,σσο
Total		\$4,060,000

**Section 8 Homeownership:** The Section 8 Homeownership Program allows Section 8 holders to use their vouchers to assist with monthly mortgage payments. The program is limited to first-time homeowners. Applicants must have a minimum annual income of \$10,300 and must have been employed continuously for one year prior to purchasing a home unless elderly or disabled.

Clients receiving Section 8 housing assistance must meet income guidelines. The number of family members within the household and income restraints determines rental assistance. The location, size, type, quality, and age of the housing unit and that of similar unassisted units with the same amenities determine reasonable rent, maintenance or utilities provided by the landlord. The Housing Authority provides housing vouchers, which the family may use to subsidize the rent at any rental property within the City of Wichita. The Housing Authority inspects the properties to ensure that they meet housing quality standards and city codes.

The Section 8 rental assistance program assists over 2,570 households. The current waiting list for both Section 8 and public housing are a testimonial to the need for assistance to address the community's rent burden; there are currently 2,800 families on the Section 8 waiting list and 1,600 families on the Public Housing waiting list. At a minimum, the PHA will continue to house over 2,570 families per year. Additional vouchers/certificates are applied for and implemented, as they become available. Most recently, Section 8 Moderate Rehab, Designated Housing, Shelter Plus Care, and Mainstream Programs have provided an additional means to aid rent-burdened families. Future activities operated by the Wichita Housing Authority to assist more families will include applications for additional certificates/vouchers, as well as enhancement of current services to expand the use of self-sufficiency programs and supportive services.

Supportive services encourage and promote economic and family self-sufficiency. By reducing the length of time that one household receives assistance, the Wichita Housing Authority is positioned to offer assistance to households on the waiting lists.

# F. Lead-Based Paint

The estimated number of housing units containing lead-based paint hazards and occupied by low and moderate-income families is 37,000 out of 84,280 units. Most of these units were built prior to 1958. They are located in the older areas of Wichita, an area roughly bounded by Meridian on the west, 29<sup>th</sup> Street on the north, Oliver on the east and Macarthur on the south.

Currently, there are two techniques utilized to address lead-based paint issues, interim controls or abatement. The estimated cost is \$6,600 to \$9,240 per unit for abatement. For the 37,000 units, the cost to abate lead-based paint hazards is thus estimated from \$244,200,000 to \$341,880,000.

Prior to 1994, the Wichita Housing Authority completed a program in which lead-based paint was encapsulated or abated in all affected Public Housing units. These units are now lead-free. Upon leasing of a property, tenants are provided with a copy of the booklet, "Protect Your Family from Lead in Your Home", in addition to the available records and reports pertaining to lead-based paint/hazards in the unit.

The Wichita-Sedgwick County Community Health Department provides free screening tests for the public, primarily targeting women, infants and children in the WIC program. Other qualifying low-income families may also request free screening tests. The department circulates information regarding the health risks and has established a lead poisoning committee to monitor the public's health as it relates to this hazard. The department also keeps a list of all reported cases of lead poisoning for the City of Wichita. Currently in Wichita, there are 21,089 children aged 0–5 years living in areas identified as high-risk. During 2003, 3,628 children were tested and 28 cases of lead poisoning were detected.

Households receiving assistance through the City's CDBG and HOME-funded programs are advised of the dangers of lead-based paint and given a copy of the booklet "Protect Your Family from Lead in Your Home". Currently, lead-based paint hazards are addressed under the regulations applicable to Community Planning and Development (CPD) funded housing programs, which primarily focus on the existence of deteriorated paint.

Neighborhood Improvement Services (NIS) provides rehabilitation to households that meet income, location and ownership criteria. Homes must be located in the Redevelopment Incentives Area bounded by I-235, Pawnee, 25th Street and Hillside, or within one of the six Local Investment Areas (LIA). Financial assistance is provided through the City's CDBG and HOME-funding. NIS has four state licensed Risk Assessors currently on staff and has policies in place for each rehabilitation program to assure compliance with the Lead-Based Paint regulations.

The NIS Deferred Loan program has assisted 32 homes from January 2002 to date resulting in \$1,572,000 of rehabilitation. Twenty of those homes have had a Lead Risk Assessment performed that included dust sampling and XRF paint testing. Nineteen homes have tested positive for lead based paint. One home was found to not have any lead based paint or lead based paint hazards. Post testing rehabilitation activities on those dwellings were performed according to federal regulations. Twelve homes have taken the option to assume lead based paint and have work performed according to federal regulations using interim controls and/or abatement.

Homes affected by lead-based paint hazards are subject to homeowner notification, renovation by trained and qualified workers, homeowner temporary relocation and clearance testing. Notifications consist of presumption notice or notice of risk assessment, lead hazard evaluation, lead hazard reduction notice and lead pamphlet receipt. Workers trained in safe work practices and abatement methods are required to have certifications on file with NIS and other required agencies.

NIS has established procedures for protecting the occupants from lead contamination by providing the homeowner temporary relocation. Clearance must be achieved before the unit can be reoccupied. Clearance testing consists of dust wipe sampling and a visual exam of the property.

There are currently 13 known private agencies with 80-100 individuals trained and qualified in lead safe work practices in the area. There are three known lead abatement contractors and three agencies in the area qualified to perform clearance testing on rehabilitation projects.

# G. Barriers to Affordable Housing

### Zoning

Since the completion of the 1994 Consolidated Plan, the City of Wichita has adopted a new unified zoning code. It is unified in that the code applies to both the City of Wichita and Sedgwick County.

The code's provisions for accommodating housing are generous. The City has 19 basic zoning districts of which 15 allow single-family housing development. This includes the commercial districts and the central business district. Furthermore, single-family housing (and multi-family housing) is allowed in Planned Unit and Community Unit Plan Overlay districts.

Duplexes are allowed in ten of the zoning districts. Multi-family housing is allowed in eight districts and as a conditional use in two additional districts. The code also allows accessory apartments as permitted uses in nine different zoning districts, including the districts with the largest minimum lot sizes – the Rural Residential District (2-acre minimum lot size) and the Single Family- 20 district (with a 20,000 square foot minimum lot size).

Manufactured homes are only allowed in the Manufactured Home (MH) district. However, manufactured homes, meeting certain standards of design and construction are termed "Residential-Design Manufactured Homes," and are considered single-family homes that could be located in any of the 15 zoning districts allowing single-family homes.

The unified zoning code has planned unit development (PUD) and community unit plan (CUP) provisions for mixed uses, including residential development at higher densities. These higher densities would theoretically translate into more affordable units for the consumer.

However, the PUD district has been rarely used, and the CUP district was applied in older cases and benefited developers who wanted to mix commercial uses more than commercial-residential.

# <u>Subdivision Regulations</u>

The City of Wichita has adopted subdivision regulations designed to be easily understood and to allow for greater design options. Further flexibility is written into the regulations through permitted modifications and the ability of the Wichita-Sedgwick County Metropolitan Area Planning Commission to adapt the subdivision regulations to address unique conditions of individual parcels. The regulations are considered to be very accommodating for new development and are not a barrier to new housing both for market and for affordable housing.

# **Building and Housing Codes**

The City of Wichita uses the Uniform Building Code and the Minimum Housing Code Book. While ensuring that building and neighborhood safety concerns are met, there are not particularly stringent provisions in the codes that negatively affect the cost of affordable housing. In comparison with other major cities, Wichita's building standards for new housing are similar, yet more responsive to the local builders. New houses and apartments are built in accordance with the building codes, which is reviewed on a periodic basis with building industry representatives.

Residents of older homes have raised concerns with the building and housing codes regarding the difficulty of compliance with the standards better suited for today's new homes. There is a need to have flexible housing codes that recognize contemporary home living trends and needs without sacrificing safety and quality in the remodeling process. Concerns over entries and exits, electrical wiring standards and capacity, plumbing, and fire protection standards have been expressed. In addition, there are a few rental building owners, in lower income areas, who have expressed a desire to be able to work on their buildings (for smaller sized apartments) without having the need of a city license. The City of Wichita has adopted the "Wichita Existing Building and Change of Use Code" to assist owners of older homes with these concerns.

### Fees and Charges

The City of Wichita has a series of fees and charges designed to have users of building and development services pay their own way. The City of Wichita works with building and development interest groups to set and apply the fees to recover the cost of services only. Even then, the fees do not fully meet the cost of services rendered and are among the most reasonable in the nation. For Wichita, the most common fees affecting housing and community development activities are:

Building permit fees
Inspection fees
Zoning and other land development application fees
Subdivision platting fees
Water and sewer connection fees

Water and sewer plant equity fees Storm water utility fee IRB fees

In order to help spur new development and rehabilitation of the older core area of the City, the Wichita City Council has approved fee waivers for properties in designated State and Federal Neighborhood Revitalization Areas and in the City's own Local Investment Areas (LIAs). Furthermore, the City is in the process of developing new strategies of greater impact in these and other areas of need. Areas of need are defined by the population's income status, the amount of neighborhood and business support within the area, the condition and age of buildings, the appearance and image, and the prospects for successful redevelopment. The Neighborhood Revitalization Plan (Appendix D) provides incentives for the property owners to rehabilitate their homes. The City of Wichita has waived some permit and connection fees to encourage the activity in older areas. Also tax rebates are offered for qualified improvements.

# **Growth Limits**

Various cities across the country utilize growth management devices designed to stem expensive sprawl development. The effects of sprawl are seen as stretching a city's resources and ability to provide municipal services in an efficient and cost effective manner there by eroding the quality of life for the City's citizens. Depending on the city's or region's popularity and attractiveness, the growth managing tools may produce unwanted consequences of higher land prices, higher housing prices and higher rents.

This has become an issue of vital concern to interest groups promoting the home building and real estate industries as well as to the federal government's (HUD) safe and affordable housing program advocates. Growth limits, however, have never been proposed in Wichita -- either by City or County elected officials or by the staff.

The notion of urban service areas (where services are extended as available and affordable to the community, but not through growth boundary laws) has been recently included as a part of the City's update to the comprehensive plan. These service areas have adopted not as regulatory tools but as matters of cost-conscious business practices on the part of the City. The urban service areas only designate the areas where developers can expect future extensions of public services and infrastructure.

# H. Fair Housing

The City of Wichita established the Fair Housing Task Force in 1996 to research and identify impediments to Fair Housing and create an Action Plan. Each year the Fair Housing Task Force analyzed the identified impediments and updated the Action Plan.

The City of Wichita has incorporated initiatives in all aspects of the City organization to address eliminating impediments to Fair Housing. The HOME Investment Partnerships Program and the Community Development Block Grant Program notifies all organizations and individuals receiving federal funds of the compliance requirements for Section 504 of the Rehabilitation Act of 1973, the Fair Housing Act, and HUD's implementing Regulations (24 CFR Parts 8 and 100, respectively), which prohibit discrimination based on disability and establish requirements for program accessibility and physical accessibility in connection with housing and non-housing programs.

The Fair Housing Task Force identified the need for barrier free housing opportunities for people with disabilities. The City has worked closely with the Independent Living Resource Center, which provides information and referral services to persons with disabilities about rental units located in Wichita that are accessible to individuals with disabilities. The City's Department of Housing Services maintains 30 public housing units that are accessible to individuals with disabilities and works with real estate companies who are members of the Multiple Listing Service (MLS) to identify accessible units for future homeowners. The MLS database identifying accessible homes is updated daily.

Recognizing the importance of making accessible housing available to persons with disabilities the City has installed more than 1,300 wheelchair ramps per year since 1998. The annually funded CDBG Streets, Curbs, Gutters and Sidewalks program has funded more than 400 wheelchair ramps located in the local investment areas of the Neighborhood Revitalization Strategy Areas.

A Fair Housing Survey conducted in 1996 indicated that many Wichitans were unaware of the City's fair housing laws or how to file a complaint if they felt they were victims of housing discrimination. Without this information citizens were left without a way to resolve fair housing issues or report impediments. Since the 1996 Fair Housing Survey, many changes have taken place including centralizing City housing services into the Department of Housing Services to assists citizens with complaints and identifying impediments.

In 2001 the City of Wichita's Neighborhood City Halls opened their doors. The Neighborhood City Halls, located in four of the six City Council Districts, provide information and services to citizens in their neighborhoods. Fair housing information and assistance concerning fair housing issues are readily available at the Neighborhood City Halls.

In 2002 the U.S. Department of Housing and Urban Development awarded the Urban League of Wichita a grant for the Fair Housing Initiatives. The Urban League's primary objectives for implementing the Fair Housing Initiative program are to work with faith-based organizations, civic organizations and businesses to establish the Fair Housing Initiatives program promoting open access to safe, sound and affordable housing.

The main focus of the educational program is to reach immigrants and other underserved residents. The services identify, register and refer alleged acts of discrimination, educate the public on the Fair Housing Act, train and counsel individuals for homeownership.

The City of Wichita worked with the Urban League providing CDBG funding and outsourcing Fair Housing education. During 2002/2003-program year, the Urban League reached more than 300,000 citizens through workshops and public service announcements on the radio, television and in newspapers. The Urban League also gave special presentations on Fair Housing to social service agency clients. Through the ongoing Fair Housing Initiatives program a solid foundation of trust has been forged and will be sustained with the Wichita immigrant population. As a result of the homebuyer training offered by the Urban League, more than 50 individuals and families are now proud owners of their own homes.

In 1996 the City's Fair Housing Task Force identified the lack of accessible public transportation as an impediment for persons with disabilities. Today the City of Wichita's bus fleet contains 39 new busses that are fully ADA accessible, completing 18 separate daily routes.



The City of Wichita has also implemented the



Paratransit Service, which complements the regular fixed route transit system. Paratransit serves disabled individuals that are not able to make use of the regular fixed route transit system. In 2003 the City purchased 18 new Paratransit vans. All are equipped with special wheelchair lifts to accommodate all types of wheelchairs. Paratransit

Service provides approximately 350 individual trips each day.

During 2002/2003 Wichita began a campaign to end racism. Former Mayor Bob Knight made the racism issue the central theme of his term as the President of National League of Cities and challenged leaders from throughout the United States to join in a concerted and sustained effort to "undo racism". The City of Wichita has been the driving force behind the Building Bridges community-wide initiative on race.

Under the Building Bridges program, the City and the community have committed people to open their hearts and minds to heal racism in our community. Citizens have had the opportunity to increase their level of awareness around the issues of race and have participated in community problem solving through action groups, strengthening our community.

The City of Wichita is committed to a process to heal racism in our community and in all aspects of life. The City of Wichita's educational approach to racism and discrimination reaches beyond housing and employment issues to building neighborhoods for all people.

Because of the on going efforts by the City of Wichita and community organizations (i.e. NAACP, Urban League, Hispanic Vision Committee, Wichita Indochinese Center, La Famila Multicultural Center, Wichita Metropolitan Family Preservation, Hispanic Indian Coalition, Mid-America All-Indian Center, American Civil Liberties Union, Catholic Charities, Legal Aid, National Conference for Community and Justice, and the City Council District Advisory Boards operated through four Neighborhood City Halls), Fair Housing practices are being carried out in the community. The City of Wichita has 155,850 housing units that have operated with a high level of satisfaction from residents. Over the last two and one-half years there have been nine Fair Housing complaints received by the Kansas Human Rights Commission.

The City of Wichita uses its resources to educate the public on fair housing issues along with partnerships in the community. Coordinated efforts to educate the public are headed by the Mayor's Office with the assistance of the Public Relations Coordinator-City Manager's Office, Community Relations Liaison-Finance Department, Housing Services Department, Office of Central Inspection and the District Advisory Boards.

Fair housing information materials are made available to citizens through distribution to neighborhood park and recreation centers, libraries, police sub stations, the Neighborhood City Halls and other City locations. Information about fair housing is also available on the City's cable channel 7 and the City's website, <a href="www.wichita.gov">www.wichita.gov</a>. The City Council and the City of Wichita promote Fair Housing Awareness and have declared April to be Fair Housing Month. The City of Wichita continues to provide information, referrals, and/or assistance to citizens about fair housing and landlord/tenant laws. Citizens with housing discrimination complaints are advised that they may file complaints with the Kansas Human Rights Commission (KHRC) and/or the U. S. Department of Housing and Urban Development (HUD).

Annually, City staff participates in the Wichita Home Show that attracts thousands of visitors. Several hundred people stopped at the Housing Services booth and received assistance on issues related to first time homebuyers, home financing, rehabilitation programs and fair housing issues.

In April of each year, City staff participates in the Housing Information Fair sponsored by the Wichita Area Association of Realtors (WAAR). Approximately 200 people visit the booth each year. Fair housing and landlord/tenant information were provided to the public. The Annual Fair Housing Poster Contest is co-sponsored by the City of Wichita and the WAAR.

Another opportunity for the public to learn about Fair Housing issues is at the annual Juneteenth celebration at McAdams Park located in the heart of Wichita. This festival provides residents a great opportunity to learn about the issues of Fair Housing from City of Wichita representatives. The representatives answer questions and provide brochures along with other promotional material to citizens.

# I. Priority Needs

In establishing priority needs, the City of Wichita took an inclusive, community-wide approach. In partnership with private and public agencies and organizations, as well as private citizens, the City deliberately sought the widest views of community concerns and needs.

The preliminary list of priority needs was developed by staff based upon needs identified in a number of public documents. These include the City Council goals, City of Wichita 2000/2004 HUD Consolidated Plan, the Wichita-Sedgwick County Comprehensive Plan, Long Range Planning Task Force, Neighborhood Revitalization Plan, and neighborhood plans. All of these plans had substantial public participation and comment during their development.

The District Advisory Boards, Park Board and the Housing Advisory Board were also requested to independently rank the priority needs. Because of a community wide approach, the needs developed reflect community wide needs.

Following the development of draft priorities, the preliminary list was sent to over 185 local agencies and to interested citizens and community groups for review and comment on August 25, 2003. The preliminary list was posted on the City web site for over 30 days to solicit additional public input. Notices were also published in the Wichita Eagle, Kansas State Globe and Cronos de Wichita. This started the 30-day public comment period on the Priority Needs. The agencies surveyed included housing, health services, social services, elderly, homeless, adjacent units of local government and agencies focusing on children. Public Hearing notices were published on October 8, 2003 and again on October 21, 2003. The results were tabulated and a composite ranking presented for City Council consideration at a publicized, televised Public Hearing held November 18, 2003. On that date, the priority needs were adopted. Additional citizen input was secured, including comments supportive of identifying housing needs of special populations, as priority needs.

Table 20 represents the City of Wichita's 2004/2008 Consolidated Plan Priority Needs. The primary basis for assigning priorities was the citizen and community feedback provided by the survey submitted to over 185 community agencies, input from the Public Hearing, and the District Advisory Boards, Park Board and the Housing Advisory Board as well as review of the numerous public studies and plans enumerated earlier. Respondents ranked each preliminary need, either as High, assigned a value of 3; Medium assigned a value of 2; or low, assigned a value of 1. Total values for each need were tabulated and averaged to determine a numerical value. Pre-determined cut-off totals had been established to identify each need as high, medium or low priority. The needs, ranked by their total value, were presented to the City Council for consideration. Using the initial ranking, the City Council further refined the ranking and on November 18, 2003 adopted the priority needs as indicated.

	Table 21 City of Wichita 2004-2008 Priority Needs				
1	ADA compliance/requirements	Н			
2	Community policing programs	M			
3	Expedient and effective EMS service	M			
4	Employment opportunity development	M			
5	Business expansion/retention	M			
6	New business development	M			
7	Affordable energy	M			
8	Protection of water supply sources	M			
9	Electric rates	M			
10	Economic base diversification	M			
11	Tax stability	M			
12	Blighted areas	M			
13	Air fare/air service improvements	M			
14	Small business development	M			
15	Target industries with high wage jobs	M			
16	Updated fire service equipment	M			
17	School safety programs	М			
18	Wichita-Sedgwick County Metropolitan Medical Response System	M			
19	Kellogg improvements/completion of freeway	М			
20	Conservation of Equus Beds & Arkansas River basin	М			
21	Work force development to meet business needs	М			

22	Programs to end domestic violence	M
23	Airport security	М
24	Improved technology for public safety	М
25	Home-ownership programs for first-time home-buyers	M
26	School resource officers	M
27	Homeland security readiness	M
28	Fire stations	M
29	Economic development partnerships	М
30	Enhance economic development incentives	М
31	Job/skill training	M
32	Vocational education programs	M
33	Revenue sources	M
34	Abandoned properties	M
35	Stormwater (drainage) improvements	M
36	Transportation services for the elderly	М
37	Ground water contamination clean up	М
38	Correctional facilities	М
39	Industrial development sites/parks	M
40	Youth training/employment	M
41	Water improvements	M
42	Neighborhood Watch	M
43	Housing rehabilitation/removal/replacement	M
44	Development of a municipal solid waste landfill	М
45	Code enforcement activities	М
46	Flood control improvements	М
47	City code modifications as incentive for inner city development	М
48	Best management practices at Cheney Reservoir	М
49	Yard/street clean-up (Neighborhood)	М
50	Tourism development/marketing	М
51	City-wide recycling	М
52	Public health programs	М
53	Neighborhood Patrol programs	M
54	Improve Wichita's image	М

55	Neighborhood appearance and maintenance programs	M
56	Homeless initiatives	M
57	Health stations/clinics	M
58	Youth services/programs	M
59	Solid waste disposal improvements	M
60	Safe, clean and affordable housing for renter households	М
61	Repairs for lower-income owner-occupied units	M
62	Safety and security programs	M
63	Downtown development	M
64	Additional crossings over the Big Ditch	M
65	Pollution prevention programs	M
66	Downtown housing and redevelopment	M
67	Libraries	M
68	Compliance with air emission standards	M
69	Youth recreation	M
70	Inner city development programs	M
71	Housing programs for special populations	M
72	Sewer improvements	M
73	Traffic control	M
74	Family programs	M
75	Water conservation	M
76	Partnership with Neighborhood Associations	M
77	Hazardous material response	M
78	Implementation of the integrated local water supply plan	M
79	Senior centers	M
80	Public transportation	M
81	Homeless assistance programs	M
82	Railroad improvements	M
83	Construction and demolition landfill	M
84	Animal control	M
85	Street improvements	M
86	Consolidated code enforcement	M
87	Traffic safety on arterial streets	M

88	Prohibit domestic water wells in contaminated areas	M
89	Maintenance of parks and infrastructure	M
90	Park and open space improvements	M
91	Improved fire prevention programs	M
92	Neighborhood preservation/conservation activities	M
93	Drug treatment	M
94	Affordable housing public/private partnerships	M
95	Dirt streets	M
96	Community development plans	M
97	Arkansas River initiative	M
98	Street lighting	M
99	Right of way protection for NW and SE expressways	M
100	Neighborhood stabilization programs	M
101	Communications programs	M
102	Neighborhood Revitalization Act implementation	M
103	Mid-Continent terminal	M
104	Historic property rehabilitation programs	M
105	Historic preservation	M
106	Redevelopment of landfill sites	M
107	Neighborhood planning	M
108	Support for community-based housing development corporations	M
109	Stormwater utility funding	M
110	Sidewalk, curb and gutter improvements	M
111	Landfill site reuse	M
112	Wichita's Promise (Youth Services)	M
113	Neighborhood parks	M
114	Incentives for alternative fuels	M
115	Half-way houses	M
116	River corridor improvements	M
117	Reinvestment incentives	M
118	Neighborhood retail and services	M
119	Neighborhood community centers	M
120	Recruit international businesses	M

121	Neighborhood association assistance	М
122	Lighted schools	М
123	Implementation of satellite wastewater treatment plants	M
124	Incentives to promote infill housing	М
125	Recreation programs	М
126	Connection to public water/sewer systems	М
127	Central rail corridor	М
128	Open space preservation	М
129	Bicycle/pedestrian improvements	М
130	Environmental education	М
131	Museum District	М
132	Communication towers	М
133	Neighbor to neighbor programs	М
134	Airport land acquisition for future development	М
135	Redevelopment of contaminated areas (Brownfields)	М
136	Minority business development/loans	М
137	Day care/camp programs	M
138	Pedestrian and biking systems	М
139	Capacity building programs for neighborhood associations	M
140	Repairs for rental housing	M
141	Lead paint prevention programs	M
142	Unpaved streets	M
143	Increase minority contracting	M
144	Historic preservation	M
145	Mixed income housing	M
146	Tree planting and maintenance	M
147	Park development	M
148	Gray water systems for non-potable water	L
149	Community information programs and materials	L
150	Upgrade traffic signal systems	L
151	Old Town and parking	L
152	Northwest bypass project	L
153	Intelligent transportation systems	L

154	One-stop residential development assistance center	L
155	Parking improvements	L
156	One-stop center for businesses wanting to export goods	L
157	Rock Road improvements	L
158	Needs Assessment activities/studies	L
159	Satellite parking at Mid-Continent Airport	L
160	Multi-use event center	L
161	Modernize City maintenance facilities	L
162	Rail passenger service	L
163	Alley improvements	L
164	Landscaping and public art	L
165	Landscaping requirements	L
166	Cultural initiatives	L
167	Tourism master plan	L
168	Expand Expo Hall and Century II	L
169	Para transit service	L
170	Downtown arena for Wichita	L
171	Cultural arts master plan	L
172	International village	L

# J. Priority Non-Housing Community Development Needs

The City of Wichita clearly recognizes the priority needs for non-housing community development through the established citizen participation and grass-root organizations. Recognizing the current and future needs, the City has developed the HUD Consolidated Plan to promote smarter growth and community livability and enhanced opportunities for all Wichita residents.

Non-housing community development needs include physical needs, i.e., public facilities and infrastructure, but also ongoing service needs such as the operation of neighborhood/community centers. Financial resources alone cannot address many social needs so the financial resources indicated are only a part of the effort to address needs. Additionally, the financial resources shown are just for those activities for which it is anticipated combined HUD funding will be provided. No other resources are shown although funds will be made available from the City's general budget, Capital Improvement Program and other sources during the five years of the Consolidated Plan.

Additionally, funds will be provided for non-housing needs through private, non-profit organizations such as the United Way and other individual social services providers.

A preliminary list of needs for the 2004/2008 period were compiled from City Council goals, the Wichita-Sedgwick County Comprehensive Plan, Long Range Planning Task Force, Neighborhood Revitalization Plan and neighborhood plans. All of these plans had substantial public participation and comment during their development. The list of needs was sent to over 185 local agencies and to interested citizens and community groups for public review and comment.

The District Advisory Boards, Park Board and the Housing Advisory Board were also requested to independently rank the preliminary needs. The list was also posted on the City's web site for additional public comment.

The process of determining priority needs was the result of information received from 177 responses completed by the community. The identified needs to be addressed with One Year Action Plan funding, have been stipulated by the City Council to be identified at least High or Medium priority needs. Within that framework, the Council also considered historic funding priorities, particularly in regard to non-housing needs to be funded with CDBG funds.

The City's participation in the Community Development Block Grant program has helped shape the general funding priorities for non-housing community development needs. The priority non-housing needs adopted for the HUD Consolidated Plan reflect a consistency with historically funded activities. These are shown in Tables 23 and 24. Public Facilities and Infrastructure projects include planning for ADA compliance. The HUD designated needs categories identified below lists the priority non-housing community development needs adopted by the City Council. The long-term objectives to be accomplished, and estimated dollars to address, are shown in the HUD table listing priority needs. Short-term objectives are indicated in the One Year Action Plan.

Table 22
Priority Community Development Needs

	PUBLIC FACILITY NEEDS	PRIORITY NEED
Neighbo	orhood Facilities	
(28)	Fire Stations	M
(67)	Libraries	M
(103)	Mid-Continent Terminal (Non CDBG Funds)	M
(119)	Neighborhood Community Centers	M
(131)	Museum District (Non CDBG Funds)	M
Parks a	nd/or Recreation Facilities	
(89)	Maintenance of Parks and Infrastructure (Non CDBG	M
	Funds)	
(90)	Park and Open Space Improvements	M
(113)	Neighborhood Parks	M
(125)	Recreation Programs	M

(128)	Open Space Preservation	M
(146)	Tree Planting and Maintenance	M
(147)	Park Development	M
Other	Public Facility Needs	
(1)	ADA Compliance	Н
(16)	Updated Fire Service Equipment	M
	INFRASTRUCTURE	
Street	Improvements	
(19)	Kellogg Improvements/Completion of Freeway (Non CDBG Funds)	M
(85)	Street Improvements	M
(95)	Dirt Streets	M
(98)	Street Lighting	M
	Unpaved Streets	M
Sidew	alks	
(110)	Sidewalk Improvements, Curb and Gutter Improvements	M
Other	Infrastructure Improvement Needs	
(35)	Stormwater (Drainage) Improvements	M
(64)	Additional Crossings Over the Big Ditch	M
(70)	Inner City Development Programs	M
(109)	Stormwater Utility Funding	M
	PUBLIC SERVICE NEEDS	
-	yment Training	
(4)	Employment Opportunity Development	M
(21)	Work Force Development to Meet Business Needs	M
(31)	Job /Skill Training	M
(40)	Youth Training/Employment	M
(56)	Homeless Initiatives	M
	Services	
. ,	Public Health Programs	M
(57)	Health Stations/Clinics	M
(22)	Programs to end Domestic Violence	M
(93)	Drug Treatment	M
	Public Services Needs	N /
(45)	Code Enforcement Activities	M
(86)	Consolidated Code Enforcement	N /
(49)	Yard/Street Clean-up	M
(119)	Neighborhood Community Centers	M
Crimo	ANTI-CRIME PROGRAMS	
	Awareness Community Policing Programs (Non CDPC Funds)	ηл
(2)	Community Policing Programs (Non CDBG Funds)	M
(17)	School Safety Programs (Non CDBG Funds)	M
(26)	School Resource Officers (Non CDBG Funds)	M
(62)	Safety and Security Programs (Non CDBG Funds)	M

# **YOUTH PROGRAMS**

Youth	Services	
(40)	Youth Training/Employment	М
(58)	Youth Services/Programs	М
(69)	Youth Recreation	М
. ,	HISTORIC PRESERVATION NEEDS	
Reside	ential Historic Preservation Needs	
(63)	Downtown Development	M
(66)	Downtown Housing and Redevelopment	М
Non-R	esidential Historic Preservation Needs	
(70)	Inner City Development Programs	M
(104)	Historic Property Rehabilitation Programs	М
(105)	Historic Preservation	M
	Historic Preservation Needs	
(12)	Blighted areas	М
	ECONOMIC DEVELOPMENT	
	oilitation Publicly – or Privately – Owned	
	nercial/Industrial	
. ,	Inner City Redevelopment Programs	М
	– Businesses	
(6)	New Business Development	M
` '	Business Expansion/retention	М
(14)	Small Business Development	M
(21)	Work Force Development to meet Business Needs	M
(136)	Minority Business Development/Loans	M
	Economic Development	
(4)	Employment Opportunity Development	M
(40)	Youth Training /Employment	M
(31)	Job /Skill Training	М
(32)	Vocational Education Programs	M
	PLANNING	
(107)	Neighborhood Planning	M

	TABLE 23			
Communit	y Development Ne	eds 2B		
PRIORITY COMMUNITY DEVELOPMENT NEEDS	Priority Need Level High, Medium, Low, No Such Need	Unmet Priority Need	Dollars to Address Unmet Priority Need	Goals
PUBLIC FACILITY NEEDS (projects)				
Neighborhood Facilities	M			
Parks and/or Recreation Facilities	M			
Health Facilities	M			
Parking Facilities	M			
Solid Waste Disposal Improvements	M			
Asbestos Removal				
Other Public Facility Needs				
INFRASTRUCTURE (projects)				
Water/Sewer Improvements	M			
Street Improvements	M	20,596 sy	\$312,000	20,596 sy
Sidewalks	M	25,000 sf	\$100,000	25,000 sf
Environmental Health Inspectors	M	4,700 cs	\$158,000	4,700 cs
Sewer Improvements	M	,	, , , , , , ,	,
Flood Drain Improvements	M			
Other Infrastructure Needs				
PUBLIC SERVICE NEEDS (projects)				
ADA Compliance	Н		\$6,100,000	10 Years
Transportation Services	M		ψο, ιου,ουσ	10 10010
Substance Abuse Services	M			
Employment Training	M			
Health Services	M			
Other Public Service Needs	M	6 loc	\$426,000	6 loc
ANTI-CRIME PROGRAMS	IVI	0 100	\$420,000	0 100
Crime Awareness	M			
Other Anti-Crime Programs	IVI			
YOUTH PROGRAMS				
Youth Centers				
Child Care centers				
	N.4	6 105	#22F 000	6 105
Youth Services	M	6,125	\$325,000	6,125
Child Care Services				
Other Youth Programs HISTORIC PRESERVATION NEEDS				
	N4			Davakisa
Residential Historic Preservation Needs	M			Revolving
Non-Residential Historic Preservation	M			Revolving
ECONOMIC DEVELOPMENT (projects)				
Rehab; Publicly- or Privately-Owned	B 4	447	#40 000 000±	447
Commercial/Industrial (projects)	M	117	\$10,000,000*	117
C/I* Infrastructure Development (projects)	B 4		<b>#</b> 50.000	
Small Business Development	M	2	\$50,000	2
Micro-Enterprise Assistance (businesses)	M	5	\$200,000	5
ED Technical Assistance (businesses)	M	117	\$67,500	117
Other C/I* Improvements (projects)				
Other Business	M	117	\$10,000,000*	117
Other Economic Development	M	117	\$10,000,000*	117
PLANNING				
Planning and Administration	M		\$434,412	
TOTAL ESTIMATED DOLLARS NEEDED:			\$37,922,912	

<sup>\*</sup>Combined source of funding: Section 108, EDI-CDBG and Private Funds

## VI. HOUSING AND COMMUNITY DEVELOPMENT STRATEGIC PLAN

## A. Housing and Community Development Resources

#### Wichita-Sedgwick County Comprehensive Plan

The Wichita-Sedgwick County Comprehensive Plan is the official guide to future development in the City of Wichita and in Sedgwick County. In addition to encouraging new development to meet future population and employment needs, the plan includes goals and strategies for the redevelopment of the City's older neighborhoods, older commercial and industrial areas and for the preservation of the housing stock and historic resources. The plan is undergoing an updating process, which is expected to be completed in the summer of 2004.

To guide the redevelopment of the older areas, the plan uses a classification system that describes recommended public sector (i.e., community development) and private sector "treatments" to revitalize, conserve and encourage new growth, etc. The mode of treatment depends on the characteristics of the area/neighborhood. There are several classification categories used, but for the developed areas of the metropolitan area, the plan includes three basic levels of treatment:

#### Conservation

These areas are basically sound physically and viable economically. They still need to be protected from decline over time where their future viability may be questionable because of encroaching, incompatible land uses and other threats.

#### Revitalization

Areas classified for revitalization are experiencing some type of decline, but good development opportunities still exist. The objective here is to stabilize the area and increase its attractiveness for private investment.

#### Re-establishment

Areas in this category are experiencing more severely deteriorating conditions. It is recognized that some of these areas may require large-scale overhaul to create vitality. Many of these areas are in transition from residential to commercial and industrial land uses, but they still provide affordable housing for lower income residents. These areas are categorized by a lack of private investment, leading to a decline of the built environment and, in some cases, of social structure.

The recommended treatments for each category are listed in Table 23. These strategies, many of which are being fine-tuned for implementation through such avenues as the Neighborhood Redevelopment Plan and the Redevelopment Incentives Task Force (see below), are the nucleus of successful revitalization and conservation efforts by the City.

Table 24 Wichita Residential Area Enhancement Strategy **Implementation Matrix** 

			implementation watrix			
Impleme	_	ody	Recommended Program or Action		lential ncemei	nt Areas
Public Sector	Not- For Profit	Private Sector	Financial Assistance	Con	Rev	Estab
	Χ	Χ	High Risk Loan Pool		Χ	Χ
Χ		Χ	Mortgage Revenue Bond/Certification Program		X	Χ
Χ			Federal Home Loan Bank/AHP		X	Χ
		Χ	Compliance with Community	X	X	Χ
			Reinvestment Act			
	Χ		Minor Home Repair Program		X	Χ
	X	Χ	Low Income Housing Tax Credits	X	X	Χ
Χ			Emergency Loans		Χ	Χ
Χ	Χ	X	Low Interest Rehabilitation Loans		X	Χ
	Χ	Χ	Housing/Credit Counseling Assistance		X	Χ
Χ			Tax Increment Financing*			Χ
Χ			Waiver or Reduction of Permit Fees		Χ	Χ
Χ			First-Time Homebuyer Deferred Loans*		X	Χ
Χ			Downpayment Assistance*		X	Χ
Χ			Tax Rebate Program*		Χ	Χ
Χ		Χ	Special Assessment Districts	Χ	X	
Χ			Paint Grant Program*		X	Χ
			Service/Infrastructure Improvements			
Χ			Code Enforcement	Χ	Χ	Χ
Χ		Χ	Water/Sewer Maintenance and Upgrading	Χ	Χ	Χ
Χ	Χ	Χ	Public Infrastructure/Facility Improvements	Χ	Х	Χ
Χ			Expanded Recreation Programs	Χ	Χ	Χ
Χ			Improved Transit Service	Χ	Χ	Χ
Χ		Χ	Street Landscaping and Lighting	Χ	Χ	Χ
Χ	Χ	Χ	Park/Open Space Acquisition and Development	Χ	Χ	Χ
Χ			New/Improved Public School Facilities	Χ	Χ	Χ
Χ			Systematic Street Maintenance	Χ	Χ	Χ
			Organizational/Program Support			
Χ	Χ	Χ	Select Area/Neighborhood Planning	Χ	Χ	Χ
Χ	Χ		Revised Zoning Districts		Χ	Χ
Χ	Χ		Anti-Crime Programs	Χ	Χ	Χ
Χ			Technical/Design Assistance	Χ	Χ	Χ
Χ			Setback/Parking Flexibility	Χ	Χ	Χ
Χ	Χ		Neighborhood Organization/Association Support		Χ	Χ
Χ		Χ	Quasi-Public Development Corporations		Χ	Χ
Χ	Χ	Χ	SCKEDD/WTC		Χ	Χ
Χ	Χ	Χ	Minority/Small Business Development Assistance		Χ	Χ
X			Land Acquisition/Assembly and Writedown		X	X
Χ	Χ		HOME Fund incentives for infill housing*		X	X

X = Implementation Role \*Restricted to NRA and/or LIA

X = Enhancement Program Applicable Con = Conservation

Rev = Revitalization

Estab = Re-Establishment

## Neighborhood Revitalization Plan

In 1998, the City adopted the Neighborhood Revitalization Plan (NRP). The Plan's aim was to stimulate redevelopment in selected target areas through the use of special incentives. The plan was proposed in response to protect the City's commitment and investment in the core area and selected residential areas that had been suffering from neglected investment. The City wanted to enhance the vitality and appearance of these areas using a major, multi-year redevelopment plan.

The NRP plan established the funding, procedures, programming and eligibility for funds and incentives. The NRP includes the tax rebate program authorized by the Kansas Legislature (K.S.A. 12-17,114 et seq.) and the HUD Neighborhood Revitalization Strategies permitted under HUD Notice 96-01.

In 2004 the City adopted a revised NRP. A task force comprised of representatives from the local taxing entities and neighborhoods studied the statistics provided by the 2000 census and past development of the City. Minor changes were suggested for the Neighborhood Revitalization Area (NRA) boundaries. The task force recommended that the Delano Local Investment Area be added and the Orchard Breeze Local Investment Area (LIA) be deleted. The recommendation made by the task force was taken to the District Advisory Boards (DABs) and to the City Council. After further citizen participation and inputs from the DABs, On November 18, 2003 the City Council approved the minor changes to the NRA and decided to retain the Orchard Breeze LIA and add the Delano LIA. Detailed boundaries are specified in the 2004 NRP.

The NRP includes existing and new programs from the Community Development Block Grant and the HOME Investment Partnership programs. It incorporates funding under the HUD Section 108 Loan Guarantee program for economic development and includes local funding, incentives for infill housing, neighborhood assistance and public infrastructure improvements. The intent is to have a synergistic effect from the focused, layer and multi-year public funding and incentives to improve distressed areas.

## Wichita Redevelopment Incentives Task Force

A task force of City staff members convened in the fall of 1999 to study the barriers and current initiatives for revitalization of inner city commercial and residential properties. The task force was to recommend strategies to mitigate the barriers and induce developers and consumers to redevelop and populate core areas. Core areas were roughly defined to be downtown and surrounding areas within a distance of approximately two miles. The City group utilized the expertise of representatives from lending institutions, builders, developers, community groups, the Chamber of Commerce, and local business association.

The Task Force has released its initial findings and recommendations. These included nearly 50 recommended actions. Table 25 contains a summary of the top recommendations by the Task Force sub-committees.

# Table 25 Redevelopment Incentives Task Force Summary of Recommendations

Adopt rehabilitation and/or change of use construction codes. Adopt changes to new construction/infill construction codes.

Requirements for fire protection systems and hydrant location requirements in the inner city.

Engineering and installation requirements for private fire hydrants, and changes to possible financing mechanisms for required hydrants.

Requirements and financing mechanisms for paving of alleys by project developers.

Amend zoning code to streamline redevelopment and new construction in older, developed areas of the city.

Expand the use of Tax Increment Financing for inner-city redevelopment. Combine efforts with other resources and methods to gain synergy.

Allow targeted tax abatements with Industrial Revenue Bonds for new multifamily construction in designated areas.

Appropriate funding for opportunity purchases, land assembly, and assistance to developers in the inner-city area.

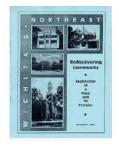
Assist in the funding for market studies to assist developers in the determination of needs within specific core areas.

Establish a Task Team of City staff to focus redevelopment efforts in a small number of areas deemed to have the greatest prospect for viable redevelopment.

Assure that public improvements in the designated redevelopment areas have adequate resources assigned to maintain the initial investment.

# Neighborhood Planning

The following list represents an inventory of neighborhood and area plans developed by stakeholders with the assistance of the Metropolitan Area Planning Department. Through these plans, citizens are able to define issues affecting their community and ways to address those concerns and improve their neighborhood. Many of the plans provide outlines or lists positive steps that stakeholders wish to see undertaken to bring about positive change in the respective neighborhood/area. Copies of some of these plans are available on line at <a href="www.wichita.gov">www.wichita.gov</a> (hyperlinks), at local Wichita libraries, or the Planning Department on the 10<sup>th</sup> floor of City Hall.



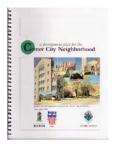
An area plan was completed in 1994 for the near northeast area of Wichita. The plan was named, *Wichita's Northeast: Rediscovering Community* and reflected the needs and priorities of a great majority of the African-American community in the City.



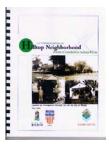
The <u>Planeview Neighborhood Redevelopment Strategy</u> was created in 1995 to address the issues that result from the use of "temporary" WWII housing as permanent housing. Within the plan are proposals and graphics detailing development ideas that incorporated the removal or retention of housing in the Planeview area.



In 1999, the Orchard Breeze Neighborhood Association, with assistance from the City of Wichita, developed <u>A Vision Plan for the Orchard Breeze Neighborhood</u>. The vision statement documents how the residents want to see the neighborhood develop, the priority of needs in the area, and key neighborhood goals.



The document, <u>A Development Plan for the Center City Neighborhood</u>, adopted in February 2000 by the Wichita City Council, was developed with the involvement of the Centercity Organized Revitalization Effort (C.O.R.E) organization. The plan area consists of the northern portion of Downtown Wichita. The plan focuses on a strategy to revitalize the area through community development, infrastructure improvements, and attracting new housing. The plan contains an inventory of existing conditions, housing market overview, and the historic qualities of the area.



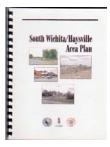
Addressing a situation similar to that in the Planeview neighborhood,  $\underline{A}$  Revitalization Plan for the Hilltop Neighborhood addresses the needs and issues in one of Wichita's most unique neighborhoods. Within the plan is a historic overview of the neighborhood, an inventory of present conditions, and recommended actions for community and neighborhood improvement. The Wichita City Council adopted the Hilltop plan in August 2000.



The Midtown North Neighborhood revitalization plan, <u>A Revitalization</u> <u>Plan for the Midtown North Neighborhood</u>, was initiated in 2000 to address the unique features of the neighborhood, including: historic structures, small shopping areas, and changing populations.



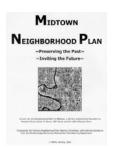
Adopted by the Wichita City Council in March 2001, the <u>Delano</u> <u>Neighborhood Revitalization Plan</u> encompasses portions of West Douglas Street and surrounding areas. This neighborhood plan calls for revitalization through infrastructure improvements, the use of design guidelines, and the encouragement of mixed-uses in the neighborhood. Major infrastructure improvements called for in the plan have been realized in 2003 including new sidewalks, roundabouts, and traffic calming infrastructure.



The Wichita City Council and Sedgwick County Commission have adopted the 2002 South Wichita/Haysville Area Plan. The Plan was developed through a joint effort between the City of Wichita, City of Haysville, and Sedgwick County. The Plan contains an assessment of area conditions, listing of priorities, goals, objectives, and strategies. As a tool, this plan acts as a guide for more orderly development of the area and a better quality of life for residents and stakeholders.

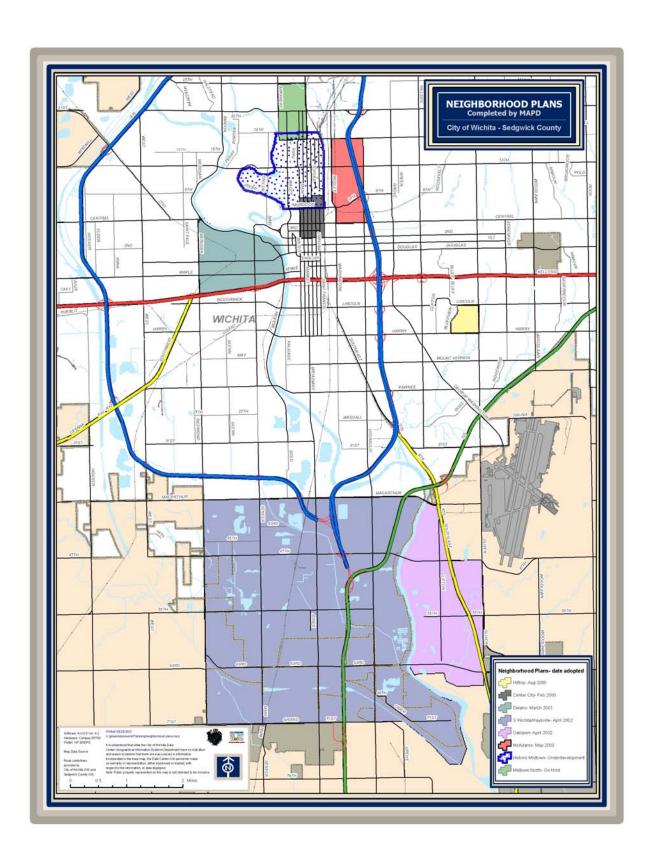


The <u>McAdams Neighborhood Revitalization Plan</u> provides a look into one of Wichita's oldest and most distressed neighborhoods. The plan contains a vision statement and goals with the action plans and implementation strategies to realize them. The goals within the plan address issues such as the development of new housing stock, creation of a neighborhood park, and redevelopment of the Dunbar Theatre. The Wichita City Council adopted this plan in May of 2003.



The <u>Midtown Neighborhood Plan: Preserving the Past, Inviting the Future</u> at the time of this publication was undergoing the process of finalization and adoption. This neighborhood plan has been created to develop a strategic plan for the Midtown Neighborhood that addresses key issues and concerns regarding the conservation and revitalization of the area. Components of the plan include a needs neighborhood analysis, vision, goals and objectives, land use concept, and redevelopment policies.

The City of Wichita is anticipating beginning work in 2004 on the Northeast Milar/Matlock Heights Neighborhood Plan and the 21<sup>st</sup> Street North Corridor Revitalization Study. The City will also be assisting with implementation of goals and objectives from plans that were developed earlier. As a part of the implementation of previously developed plans, the City is advocating the inclusion of neighborhood projects into the 2004-2013 Capital Improvements Program for the City of Wichita.



## State of Kansas

## **KDOC Grants for Neighborhood Planning**

The State of Kansas, through its Department of Commerce, administers the Metropolitan Community Capacity Building Grant program. This program is designed to allow municipalities the ability to develop neighborhood and economic development plans, downtown plans, growth management plans, as well as implementation plans for community development. The grants are also available for countywide planning and community development initiatives.

As a recipient of these grants from the State of Kansas, the City of Wichita has used these funds to make a significant impact on neighborhoods and areas that are distressed or undergoing significant change. Since 1999 KDOC grants have contributed more than \$112,500 to the neighborhood planning initiatives for both the City of Wichita and Sedgwick County. More than eight neighborhood/area plans have been developed with the assistance of these funds.

## Neighborhood Revitalization Act

In 1996, the State Legislature in Kansas passed the Neighborhood Revitalization Act, which allowed cities to rebate taxes, for up to five years, on improvements made to properties in designated improvement areas. This has been incorporated into the City's 2004 Neighborhood Revitalization Plan, and about 32 properties have taken advantage of this benefit since 1998. The City is examining additional ways to expand use of this provision by the public.

#### Federal

The Department of Housing and Urban Development's programs have become a valuable source of information for the City. The relationship between the City and HUD has been strong for years, but the additional service of frequent visits and correspondence by the City's Grants Coordination staff within the Department of Finance allows the City to maximize its opportunities for HUD and other assistance, both technical and financial. Over the years the City has received a number of federal funds for needed community projects. Examples of these include: Section 108 funding for economic development, Department of Justice funding for law enforcement personnel and equipment, Community Development Block Grant funding and HOME funds for housing. These funding sources will be a part of the future implementation plans, but will not be the sole source of financial support. The intention is to use these monies to leverage private and foundation dollars to rebuild the neighborhoods in need within Wichita.

## Not-for-profit Agencies

In Wichita and Sedgwick County, there are currently eight active Community Housing Development Organizations (CHDO). They are:

- Mennonite Housing Rehabilitation Services (MHRS)
- Community Housing Services (CHS)
- Wichita Indochinese Center (WIC)
- Sedgwick County Area Non-Profit Community Housing Organization (SANCHO)
- POWER Community Development Corporation
- H.O.P.E., Inc
- Mental Health Association of South Central Kansas
- SER Corporation

CHDO's are re-certified prior to the commitment of HOME funding on the IDIS system.

## **Habitat for Humanity**

Habitat for Humanity continues to maintain a local office in Wichita. Habitat has been contributing to the housing supply in Sedgwick County since 1986. The organization receives private funding and construction material donations, and benefits from volunteer labor provided by community individuals and partner families. Habitat builds homes both inside and outside of the city limits of Wichita. Habitat has built 30 homes in the last 14 years. The City is working with Habitat for Humanity by providing HOME-funded development subsidy loans for the acquisition of property and demolition of blighted structures on proposed building sites.

#### Community-based organizations and Faith Groups

Community based organization such as Mennonite Housing Rehabilitation Services (MHRS) and the Center City Organized Revitalization Effort (C.O.R.E.) have existed for the purposes of providing new and rehabilitated housing. Interfaith Ministries has also become active in the development of affordable housing within the City's core area.

The C.O.R.E. organization, formed in 1998, is dedicated to developing housing opportunities in the downtown area. The organization recently completed the development of a neighborhood plan for an area to the north of downtown. The plan includes housing for lower income and homeless individuals. Other community and faith-based groups continue to become active in the City. These groups are active in many different areas of the City, and they believe that service to individuals and neighborhoods in the older areas of the City are vital components of their ministries.

## **Private Corporations and Organizations**

The Wichita Area Builders Association (WABA) is the leading organization for the private sector in matters of building and land development policies and practices. Over the past two decades, the association has been very involved in government policymaking regarding building code issues and land development practices. Members of the organization have served on a number of boards and task forces, including the citycounty planning commission. While some of the association's activities have been aimed at promoting and protecting the interests of its members, the group has been supportive of affordable housing and quality housing for all economic groups.

Most recently, the association has shown growing interest in developing affordable housing in the older areas of the city. The association believes a well-founded market study of the demand for housing in the older neighborhoods is essential for its membership to shift attention from the usual development projects on the fringe areas of the City and in the rural areas. The association also is examining "Smart Growth" principles as a way to appeal to special niches of future homebuyers and present-day, neighborhood and community preservation advocates. It is the city's desire to form partnerships with relevant groups such as WABA to meet housing needs in the future.

## B. Housing and Community Development Strategies and Projects

## Strategies to Address Priority Housing Needs

It was previously detailed in this document that the priority housing needs for renter households is safe, clean and affordable housing. The greatest priority of need was assigned to households with incomes below 50%. In the case of owner-occupied households, the need for housing condition assistance was a priority concern for households with median incomes below 80%. In respect to the influence of housing conditions on the neighborhoods, community focus groups and taskforces have added the diminishing number of owner-occupied units in older neighborhoods as a critical issue. Various City programs have been established in order to address the identified priorities. The Rental Housing Low Interest Revolving Loan Program provides low interest loans to landlords to improve properties that are located within the Local Investment Areas and provide housing to low and moderate-income households. The City's goal is to improve an average of 6 units per year through this program with a total impact of 30 units over the 5-year Consolidated Plan period. The program requires private investment and also establishes rent and condition requirements for the life of the loan. Repayment of these loans will provide program income, which can be used for additional affordable housing activities. In 2000, the City Council approved the Redevelopment Incentives Plan to remove barriers to affordable housing (See table 25 on page 76).

## **Anti Poverty Strategy:**

The Wichita Housing Authority will place applicants in units, based on a broad range of incomes; to avoid a concentration of the most economically and socially deprived families in any one or all of the public housing projects.

The Authority will strive to attain a tenant body in each project that is composed of families with a broad range of income and rent paying ability, which is generally representative of the range of incomes of lower and very-low-income families in the areas of the city where public housing projects are operated. However, not less than 40 percent of the public housing units shall be occupied by families whose incomes at the time of commencement of occupancy do not exceed 30 percent of the area median income.

Assistance to homeowners is provided to households located within the City's Redevelopment Incentives Area and the Local Investment Areas in the form of loans and grants. The City provides loans to households with terms that vary dependent on the rehabilitation needs and the household income. The Emergency Home Repair Loan and Grant Program allows assistance for emergency needs of households with incomes below 80% median income. Assistance is primarily related to major structure failure such as roofs, heating, plumbing, and electrical. The maximum assistance allowed is \$5,000. Approximately 80 households are assisted per year with a 5-year impact minimum of 400 households. In order to address more significant repair needs, the Deferred Loan Program provides 0% deferred loans to households with incomes below 50% median income. Households with incomes within the 50%-80% range can apply for the Direct Loan Program. The maximum loan available is \$35,000 and interest is contingent on household income. In order to address exterior housing conditions, the City offers a Paint Grant Program and an Exterior Repair Program. The Paint Grant Program provides grants, in the form of paint, to a minimum of 175 households per year. The Exterior Repair Program establishes target areas within the Local Investment Areas and offers grants for more substantial exterior repairs including roofs, porches and painting. The target areas include immediate neighborhoods where other public investment activities are occurring, such as redevelopment projects completed by CHDOs or by the City.

The City will continue to operate its successful Homeownership 80 Program. This program provides deferred loans to families buying their first homes. The homes must be located in the City's Redevelopment Incentives Area and/or the Local Investment Areas. Approximately 40 households are assisted per year, on average with a projected impact of 200 households over a 5-year period.

Additional homeownership activities are underway through the PHA 5(h) Program and the implementation of the Section 8 Homeownership Program. The 5(h) program, which involves the sale of single-family public housing units. Under the WHA Section 8 Housing Choice Voucher program, participants may use their voucher rental assistance towards their mortgage payments.

To date, fourteen (14) families participating in the Housing Choice Voucher program have become homeowners. Local financial institutions provide mortgage financing for families participating in the program. These families may also receive down payment and closing cost assistance in connection with the City's Homeownership 80 program. Approximately 5-10 participants per year will become homeowners as a result of this program. It is anticipated that over the course of the next 3-5 years 25 more public housing units will be sold to public housing recipients or applicants on the waiting list during the 5 year action plan period.

Future continuation of the programs outlined, and the need for amendments, will be driven by the housing market conditions during each of the 5 years encompassed in the current plan. The economic feasibility of completing a project will be done on a case-by-case basis and a determination will be made whether the amount of rehabilitation exceeds the value of the property and whether new construction is more economical. Tied to this consideration will be a review of the general market trends of the neighborhood. Investment beyond the immediate project may be required in order to achieve neighborhood stability.

Strategies to address the needs of other special populations include the provision of designated public housing units for elderly and services through the Area Agency on Aging. The PHA also provides special programs to assist housing needs of mentally ill and persons with disabilities. Such programs include Mainstream Voucher Program and Shelter Plus Care Program. ComCare of Sedgwick County and the Kansas Department of Social and Rehabilitation Services coordinate supportive services. Similarly, Shelter Plus vouchers are made available to Persons with Aids and related diseases. Additionally, the City will be submitting a Housing Opportunities for Persons With Aids Voucher application and will administer the same if awarded.

#### Strategies to Address Priority Homeless Needs

Although this document refers to the homeless population in broad terms, it is noted that individuals and families have needs that cover a wide range of very diverse situations. Recognizing these diverse needs, a continuum of services program has been established in Wichita under the leadership of the Community Council on Homeless Advocacy. The Continuum of Care will assure that each individual receives the appropriate level of assistance including homeless prevention for those "at risk," outreach to those who are homeless, emergency shelter, transitional housing, and eventually permanent housing, which may include long term support as needed to maintain a stable housing situation.

The City's efforts to determine and document homeless needs will be addressed by enhanced communication with and among service providers through the Homeless Management Information System (HMIS), a community database system being coordinated and managed by the United Way of the Plains.

The HMIS chart depicted below represents the current implementation schedule for an Internet based, real-time computer database system. It also illustrates one of the ways emergency shelter providers are working toward a more seamless, effective Continuum of Care by maximizing existing resources and avoiding duplication of resources by enhancing communication among providers.

Table 26 PROJECTED HMIS IMPLEMENTATION SCHEDULE				
Planned Month/Year	Actual Month/Year	MILESTONE		
04-02	04-02	HMIS Grant Agreement Completed		
06-02	07-02	Hire system administrator		
08-02	08-02	Order and purchase software		
08-02	08-02	Order and purchase hardware		
09-02	09-02	Server hardware installed		
09-02	10-02	Operating software installed		
09-02	11-02	Pilot agencies hardware installed		
10-02	12-02	Application software installed, populated and customizations completed		
11-02	N/A	Data conversion requirements completed		
11-02	N/A	Data conversion completed		
12-02	06-03	Pilot agencies trained on software, operating procedures		
07-03		Inter-Faith Ministries		
07-03		YWCA		
10-03		Salvation Army		
	02-03	Software Vendor delays release of major upgrade		
12-02	Pending	Pilot agencies go "LIVE" with the software		
01-03	Pending	Next set of agencies selected and software installed		
02-03	Pending	Agencies trained on software, operating procedures		
06-04		Determine interface requirements for agencies with internal reporting systems		
03-03	03-03	Network administration manual developed.		
03-03	Pending	Obtain agency and vendor signoffs regarding interface requirements		
04-03	Pending	Second set of agencies go "LIVE" with the software		
	04-03	HMIS coordinator trained on new release		
	05-03	Software Upgrade installed		
05-03	Pending	Interfaces tested.		
06-03	Pending	Next set of agencies selected and software installed		
	06-03	Pilot agencies trained on software upgrade		
06-03		Interfaces go "LIVE" for pilot agencies		
07-03		Agencies trained on software, operating procedures		
08-03		Agencies go "LIVE" with the software		
09-03		Data extraction for Catholic Charities implemented		
10-03		Next set of agencies selected and software installed		
11-03		Agencies trained on software, operating procedures		
12-03		Agencies go "LIVE" with the software		
01-04		Next set of agencies selected and software installed		
02-04		Agencies trained on software, operating procedures		
03-04		Agencies go "LIVE" with the software		
04-04		Next set of agencies selected and software installed		
05-04		Agencies trained on software, operating procedures		
06-04		Agencies go "LIVE" with the software		

#### **Homeless Prevention**

Emergency shelter funds will be used to support homeless prevention efforts. Strategies to address emergency shelter needs include continued support of existing emergency shelters and expanded emergency shelter beds with case management during the winter months.

The City of Wichita through the Wichita Housing Authority also provides permanent supportive housing through 100 Shelter plus Care vouchers. These vouchers will expire in the year 2004, and the Housing Authority has received notice that renewal funding has been secured for the 2004 program under the Continuum of Care Supportive Housing SuperNOFA.

## Strategies to Address Priority Community Development Needs

## Community Development Objectives

The overall goals of the programs covered by the consolidated plan are to strengthen partnerships with jurisdictions to extend and strengthen partnerships among all levels of government with the private sector, for-profits and not-for-profit organizations. The partnerships will enhance efforts to provide decent housing, establish and maintain a suitable living environment and expand economic opportunities for each citizen, especially for very-low and low-income persons.

Decent housing includes assisting homeless persons to obtain appropriate housing and assisting persons at-risk of becoming homeless; retention of the affordable housing stock; and increasing the availability of permanent housing in standard conditions at an affordable cost to low income persons. A suitable living environment includes improving the safety and livability of neighborhoods; increasing access to quality public and private services and facilities; reducing the isolation of income groups and the revitalization of deteriorated neighborhoods; restoring and preserving properties of special historical or architectural value.

Expanded economic opportunities includes the provision of jobs and job training; availability of mortgage financing for low income persons at reasonable rates; and access to capital and credit for development activities that promote long-term economic and social viability.

The City of Wichita's Consolidated Plan directly supports these goals in the long-term in the following ways:

## Strategic Vision for Change

The City has fully engaged its citizens in the development of the Comprehensive Plan for Wichita-Sedgwick County, which will define how growth, redevelopment and revitalization will occur in the community over the next thirty years. Consistent with the Strategic Vision for Change the City has changed the citizen participation process from a less functional structure to a dynamic District Advisory Board structure with eleven members per City Council district. The District Advisory Boards will advise City government on a variety of issues affecting neighborhoods and low and moderate-income persons.

Associated with the implementation of the District Advisory Boards are the establishment of the Neighborhood City Halls designed to bring public and private services to the neighborhood level and make government responsive and less intimidating to neighborhood residents. To help citizens become more capable and gain greater access to public and private services, Community Education Coordinators will be utilized to mobilize communities and neighborhoods.

## Neighborhood Revitalization Strategy Areas

The City has updated the Neighborhood Revitalization Plan and the Neighborhood Revitalization Strategy Areas (NRSA). These plans are in response to the City's commitment and investment in these areas and are designed to enhance the economic vitality and the physical appearance of areas under a multi-year redevelopment plan.

The intent is to provide synergistic effects from the use of focused, multi-year public and private funding and incentives to enhance, improve and revitalize distressed areas. Several efforts are underway to economically empower area residents and promote jobs and economic opportunity. These include the Section 108/EDI loan program designed to provide \$9 million dollars in loan funds for small and disadvantaged businesses in NRSAs. Two new minority owned retail centers are to begin operation shortly providing jobs and economic opportunities for minority ownership.

#### Public Housing

Housing Services has engaged in a partnership with Sedgwick County Department on Aging and was awarded a HUD grant in 2001 for a Resident Service Delivery Program that will enhance the service delivery and livability of elderly public housing complexes. The purpose of the ROSS program is to provide linkages to public housing residents by providing supportive services, resident self-empowerment activities and assisting residents in becoming economically self-sufficient. In addition to Section 8 Family Self-Sufficiency, Housing Services plans to expand Family Self-Sufficiency to Public Housing scattered site, single-family units. Also, Public Housing has implemented a Section 5(h) Public Housing home ownership program designed to increase the assets of low and moderate-income persons. Homeownership will be further encouraged through the development of a Section 8 homeownership program. The trend for public housing services will be to encourage self-sufficiency while offering housing and special services as a path as opposed to an end result.

# Mapping Data

The City of Wichita operates a comprehensive Geographic Information System (GIS) based on ArcInfo and ArcView software. The City's GIS mapping system is tied to the U.S. Navy's NAVSTAR Global Positioning System and provides geographic accuracy down to 33 feet or less. The City's GIS is parcel based which provides information about each parcel within the City of Wichita. It includes the ability to map Census Data, City infrastructure, zoning, street systems, County appraiser records (CAMA) and land records, Neighborhood Revitalization Plan and Local Investment Areas, Public Housing sites, parks, fire and police facilities and the locations of all public facilities. The City uses the GIS system in the development of the Neighborhood Revitalization Strategy Areas and to map the 2004/2005 Consolidated Plan activities.

## Metropolitan/Regional Connections

The City of Wichita is committed to regional partnerships in a number of areas. Specifically, the City is a partner in the Regional Economic Area Partnership (REAP) which is comprised of thirty cities and county governments in seven counties in south central Kansas, which includes Butler, Harvey, Kingman, Reno, Sedgwick and Sumner counties. The thirty cities and counties have voluntarily joined together to: guide state and national actions that affect economic development in the region and adopt joint actions among member governments that enhance the regional economy. Nearly 700,000 Kansans reside in the local governments that make up REAP, which is one-fourth of the population of the State of Kansas. Over one-fourth of the employment and personal income for the State of Kansas is generated within the REAP area. In addition, the REAP area serves as center for retail trade and services drawing economic activity into the region from beyond the borders of the State of Kansas.

The City of Wichita also participates in the Council on Funding Agencies which is comprised of representatives from the United Way, State Department of Social and Rehabilitation Services (SRS), Sedgwick County and other funding agencies to develop common application forms, grant reviews and planning to address area social service and human service needs.

The City of Wichita is committed to meeting the needs of all citizens; including those with special needs such as elderly, frail elderly, persons with mental illness, physically disabled and persons with alcohol or other drug addictions. For example, the City funds nearly \$1 million dollars per year in substance abuse and mental health programs from local tax funds. The City also administers the Section 8 focused housing programs for: the frail and/or elderly, persons with AIDS, persons with chronic mental illness and persons with chemical addictions. The Wichita Housing Authority continues to apply for Section 8 voucher funding under the Mainstream Program for non-elderly disabled persons.

Table 26 (2C) provides an overview of the proposed uses for the 2004/2005 program year funds.

Table 27 Housing and Community Development Needs and Objectives (2C)						
Wichita Priority Needs and Objectives	Priority Ranking	Projected Outcomes	Estimated Dollar Amount			
H	OUSING:					
Emergency Home Repair - Provides rehabilitation and improvement services to homes in the Local Investment Areas.	61	80 households will receive benefit.	\$400,000			
Neighborhood Improvement Services – Provides administration of the housing programs funded from the CDBG program.	60 61	Administration of the CDBG housing programs.	\$411,000			
Neighborhood Stabilization/Revitalization - Provides Paint Grants, Low Interest Revolving Loan Programs, Exterior Repair and Neighborhood Clean up.	61 100	Approximately 1,000 households will benefit.	\$265,000			
HOME Administration – Provides administration of the HOME programs.	25	Administration of the HOME housing programs.	\$194,205			
HOME Projects – Provides rehabilitation residential development and home ownership programs.	25	35 households and 2 organizations will benefit.	\$797,105			
CHDO Set Aside - Provide funding for acquisition/rehabilitation or construction.	25	17 homes will be constructed for resale to low income households	\$350,000			
Health Department - Provide health inspectors to enforce codes.	45	3 Health Inspectors to enforce codes in the NRA.	\$158,000			

EMERGENCY	SHELTER	R GRANT:	
Essential Services – Services	81	2,769 persons will	\$38,957
concerned with employment, physical		benefit.	
health, mental health, substance abuse			
education and food including staff			
necessary to provide such services.			
Homeless Prevention – Provides rent	81	30 persons will	\$10,000
assistance, utility assistance and family		benefit.	
development programs.			
Maintenance and Operations –	81	3,831 are expected	\$74,406
Providing supplies, building		to use the facilities	
maintenance, and general up keep.		maintained by these	
		funds	
Administration – Funding for	81		\$6,550
administration of the ESG Program			
PUBLIC FAC			
Public Facility Improvements – Funding	89	Improvements to 8	\$183,495
for public facility improvements		facilities	
Park Improvements – Funding for park	90	Improvements to 8	\$483,000
improvements		parks	
INFRASTR			T
Street, Curb, Gutter & Sidewalk	85	45,596 square feet	\$412,000
Improvements - Concrete/Asphalt		of public	
repair in low-income areas.		improvements	
	ERVICE N		Τ.
Neighborhood Assistance Program –	119	Approximately	\$290,000
Assisting citizens in the Neighborhood		24,000 persons will	
City Halls located in the NRA.		benefit.	
<u>Community Education</u> – Assist citizens	119	Approximately	\$136,000
with educational courses and referrals.		15,000 persons will	
		benefit.	
Employment/Training – Assistance for	31	40 persons will	
the unemployed and underemployed.	=-	receive training	005.000
Communities In Schools – Assisting	58	50 youth will be	\$25,000
children with school services.	0.0	assisted.	#00F 533
Women's Services – Assisting women	22	Approximately 1,000	\$225,000
and children in crises situations.		persons will receive	
0	40	benefits.	0450 000
Summer Youth Employment – Training	40	75 youth will benefit.	\$150,000
and assistance for youth 14–18.			

AMERICANS WITH DISABILITIES NEEDS:					
ADA Compliance/Requirements –	1	Rehabilitation	\$6,100,000		
Rehabilitation activities to become ADA		activities to become	, , ,		
compliant during the next 10 years.		ADA compliant.			
ADA Compliance/Requirements –	1	ADA Accessible	\$55,000		
Funding for ADA improvements at		Restrooms	,		
Evergreen					
	PROGRA	MS:			
Youth Recreation and Enrichment –	58	Approximately 6,000	\$150,000		
Programs are directed toward reducing		youth are served.			
gang violence, providing recreational					
activities and development skills.					
HISTORIC PRE	SERVATION	ON NEEDS:			
Neighborhood	12	Medium priority			
Stabilization/Revitalization -	100	exists for eliminating			
Revitalizing residential and non-	144	blight associated			
residential historic buildings.		with designated			
		historic building and			
		for historic			
		preservation.			
ECONOMIC	DEVELO	PMENT:			
Wichita Biz Loans – Provide HUD	5	A minimum of 117	\$10,000,000		
Section 108 loans with private bank	6	jobs will be created			
loans to existing and start-up small and		along with			
disadvantaged businesses in the NRA		assistance training			
that would not otherwise receive		from Wichita			
commercial bank loans.		Technology			
		Corporation.			
PLANNING:					
Planning and Administration – Historic	107	Identifying and	\$434,412		
Preservation Planning and Mandated		developing Historic			
Consolidated Plan activities along with		Preservation			
direct and indirect program		projects and			
management.		providing support			
		information for the			
		Consolidated Plan.			

## Strategies to Address the Needs of Other Special Populations

Specific short-term community development objectives with benchmarks are listed in Table 27 (1C). Most programs and projects to address the identified needs will be completed by June 30, 2005.

The City of Wichita will continue to play an active role in the Supportive Housing Continuum of Care process in an effort to address all identified gaps in homeless and related supportive services.

Transitional housing programs in the City of Wichita include United Methodist Urban Ministry's Leased Transitional Housing Program (in partnership with New Hope, Inc. and Mennonite Housing); Inter-Faith Ministries' Safe Haven (in partnership with ComCare's Homeless Program); United Methodist Urban Ministry's Purchased Transitional Housing Program; the Salvation Army Transitional Housing program; and Wichita Children's Home's Bridges Transitional Housing Program.

Permanent supportive housing is an important national homeless strategy and in Wichita's Continuum of Care. For many homeless individuals permanent supportive housing with wrap-around services and access to mainstream resources has been the key to moving from homelessness into a stable living environment.

The City of Wichita Housing Authority continues to apply for permanent supportive housing under the Shelter Plus Care program. Whenever feasible, tax credit rental housing units have been reserved exclusively for the homeless who are ready to transition into permanent housing.

Together, all of the previously noted transitional housing programs help homeless individuals and families from a wide range of ages and with a broad variety of needs, successfully make the transition from emergency shelter to permanent housing.

# Table 28 Summary of Specific Homeless and Special Populations Objectives (1C)

Applicant's Name: City of Wichita, KS

**Priority Need: Homeless** 

Specific Objective: Support continued development of the Community-wide database.

Number: One database

**Specific Objective:** Provide Section 8 assistance to homeless individuals and families referred by emergency shelter.

Number: 50 vouchers

Specific Objective: Support the preparation of the community's annual Continuum of Care application.

Number: One application/year

**Specific Objective:** Submit application for state Emergency Shelter Grant funds to the Kansas Department of Commerce and Housing on behalf of community providers and administer awarded funds on behalf of the state.

Number: One application/year

**Specific Objective:** Provide permanent supportive housing through the Shelter plus Care program to persons who are chronically mentally ill or affected with HIV/AIDS.

Number: 150 vouchers

**Specific Objective:** Support the continued development of a strategic plan to address the needs for emergency shelter and housing and to assist service providers to refine and improve outcome measurements.

Number: One strategic plan

#### **Priority Need: Special Populations Non-Homeless**

**Specific Objective:** Provide permanent supportive housing through the Shelter plus Care program to persons who are chronically mentally ill or affected with HIV/AIDS.

Number: 150 vouchers

## Anti-Poverty Strategy

The City of Wichita's anti-poverty strategy focuses on partnerships, linkages and coordination between the City, County, United Way, area universities, the State of Kansas, social service agencies, the Metropolitan Area Planning Department, public safety agencies and private sector agencies. The anti-poverty strategy makes the development of community capacity to monitor and improve community health and related social services (including housing and public safety) through community involvement a priority for the City of Wichita. Currently, the United Way of the Plains and Wichita State University maintain a database that monitors and reports key community indicators used to assess the social health of the community and assist the planning of area health and social services. The database is available online and can be accessed at the following web address: <a href="https://www.webs.wichita.edu/cid/default.asp">www.webs.wichita.edu/cid/default.asp</a>.

In addition, the City of Wichita seeks to revitalize inner city areas while promoting economic development and citizen involvement as a means to empower disenfranchised persons and promote diversity. Key strategies include:

- Coordination of supportive services for persons with special needs with physical development.
- Provide opportunities for low-income persons to accumulate assets through home ownership and business development.
- Providing training and education that leads to self-sufficiency and healthy families.
- Enabling low-income residents to provide leadership and solve problems in their neighborhoods.
- Empower low-income residents with employment opportunities.

The City of Wichita provides a number of programs designed to integrate social services and housing activities for households living below the poverty line.

The City is a public Community Action Program (CAP) agency, and a portion of its Community Services Block Grant funds is dedicated to utility and rent assistance to help low income families maintain stable living conditions. Emergency Shelter Grant funds are used for the same purpose.

City staff is an active partner in a private medical providers effort called Project Access to coordinate and increase low cost services for the medically indigent. The City provides funds used by the provider network to pay for prescription drugs and consumable medical supplies. For many families just struggling out of poverty and not yet covered by health insurance. Medical expenses can be a major crisis. Project Access provides the necessary link between Medicaid and employment, providing full medical coverage to low-income families.

## Citizen Participation Strategy

Wichita has recently moved to a new level of citizen participation, beyond a traditional advisory board structure. The city now has more than 70 neighborhood associations and over 200 homeowners associations. Area residents have formed these neighborhood organizations to address local concerns affecting the areas in which they live. Most associations are affiliated with Wichita Independent Neighborhoods, an umbrella organization that serves as a training and communication link among the associations.

The city government has reorganized its neighborhood board structure into the District Advisory Boards. The six District Advisory Boards correspond to each City Council district. Each board has 11 members representing a cross-section of their neighborhoods. The Boards' purpose is to provide direct input to elected City Council members concerning a broad range of social and community issues affecting their own neighborhoods. The council member has the opportunity to appoint persons to serve as alternates to the board members. Some have also elected to allow youth to serve as members. This enhances the knowledge of the youth by being able to experience the local government functions. The youth appointed do not have a vote, but are allowed to ask questions and be involved in the discussions of the issues.

## City of Wichita Housing Authority Strategies

Strategies to be utilized by the Wichita Housing Authority (WHA) to meet the needs of all eligible populations including current tenants and those on the waiting list include maximizing the number of affordable units available to the WHA within its current resources by:

- Employing effective maintenance and management policies to minimize the number of Public Housing units off-line
- Reducing turnover time for vacated Public Housing units
- Reducing time to renovate Public Housing units; seeking to replace Public Housing units lost to the inventory through Section 5(h) Homeownership Plan
- Maintaining or increasing Section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertaking measures to ensure access to affordable housing among families assisted by the WHA, regardless of unit size required
- Maintaining or increasing Section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintaining or increasing Section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participating in overall development processes to ensure coordination with broader community strategies

For families at or below 30% of median, the WHA will:

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based Section 8 assistance
- Adopt rent policies to support and encourage work

For families at or below 50% of median, the WHA will adopt rent policies to support and encourage work. Specifically, Public Housing has adopted ceiling rents designed to not penalize families whose income rises to levels that would otherwise cause the family to move from Public Housing.

To meet specific needs of the elderly, the WHA has or will:

- Seek designation of Public Housing specifically for the elderly, and
- Apply for special-purpose vouchers targeted to the elderly, should they become available

To meet specific needs of families with disabilities, the WHA will continue to implement modifications needed in Public Housing based on the Section 504 Needs Assessment and apply for Section 8 special-purpose vouchers targeted to families with disabilities, should they become available. The WHA will also affirmatively market to local non-profit agencies that assist families with disabilities.

The City of Wichita Housing Authority will also seek to meet the specific needs of races or ethnic groups with disproportionate housing needs by affirmatively marketing to races/ethnic groups shown to have disproportionate housing needs, counseling Section 8 clients as to location of units outside of areas of poverty or minority concentration and assist them to locate those units; and marketing the Section 8 program to owners outside of areas of poverty/minority concentrations.

#### <u>American Dream Downpayment Initiative</u>

Funding received in connection with the American Dream Downpayment Initiative (ADDI) will be utilized in a manner consistent with the City's current HOME-funded homebuyer assistance program, HOMEownership 80. ADDI funding will be used to provide zero-interest deferred payment loans to eligible first-time home buying families, to assist with down payment and closing costs. In any event, ADDI funding for any purchase transaction will not exceed 6% of the purchase price of the home or \$10,000 whichever is greater, in accordance with regulations. The City has selected the "Recapture" option for loans provided through the HOMEownership 80 program, and will invoke the same requirement for funding provided through ADDI.

ADDI funding will be made available to families with household income not exceeding 80% of median income for the City of Wichita, for homes to be purchased within the City's Redevelopment Incentives Area and/or Local Investment Areas. Homes to be purchased with ADDI assistance will be inspected by Housing Services Department staff in order to ensure compliance with local housing standards and to make certain there are no health and safety-related deficiencies present.

Families desiring to purchase homes with ADDI assistance will be required to complete a homeownership training class, offered through one of the City's approved training providers, in order to prepare them for the home buying process. The training class will cover terminology and the various issues and parties involved in the purchase of a home. Program participants will also be required to obtain first mortgage financing that will comply with standards currently established for the HOMEownership 80 program. "Sub-prime" or "Predatory" financing mechanisms will not be allowed.

The City's Housing Services Department currently publishes a bi-monthly newsletter, "Around the House", which is distributed to Public Housing and Section 8 Program clients. This newsletter will serve as a means to conduct outreach to families served under these programs, by providing information regarding the availability of ADDI program assistance. The City will create awareness among residents of mobile home parks and manufactured housing through the use of informational mailings.

## Strategies to Reduce Structures affected by Lead-Based Paint

As noted previously, the estimated number of Housing Units occupied by low and moderate-income families containing lead-based paint hazards is 37,000 out of a total of 84,280 units.

To protect against lead-based paint hazards, the City of Wichita will:

- Continue to provide Wichita Housing Authority tenants with a copy of the booklet <u>Protect Your Family from Lead in Your Home</u>, in addition to the available records and reports pertaining to lead-based paint/hazards in their housing unit.
- Provide free screening tests for the general public through the Wichita-Sedgwick County Community Health Department. This is primarily for women, infants and children in WIC programs. Other qualifying low-income families may also request free screening tests.
- Continue to circulate information regarding lead-based paint health risks and continue to support the established lead poisoning committee to monitor the public's health as it relates to this hazard.
- Continue to keep a list of all reported cases of lead poisoning for the City of Wichita at the Community Health Department.
- Continue to advise households receiving assistance through the City's CDBG and HOME-funded programs of the dangers of lead-based paint

Currently, lead-based paint hazards are addressed under the regulations applicable to CPD-funded housing programs, which primarily focus on the existence of deteriorated paint. HUD's new regulation on Lead-Based Paint Hazards in Federally Owned Housing and Housing Receiving Federal Assistance became effective September 15, 2000. New regulations will require paint testing, risk assessment, interim controls, safe work practices, and in some cases abatement, depending on the level of funding provided for a project.

The new regulations will also require licensing of inspectors performing initial property inspections and final clearance inspections. Contractors must be licensed to address lead-based paint issues, as well. Housing assistance programs that provide funding for rehabilitation will be monetarily impacted by the new regulation in terms of increased contractor expenses and rehabilitation costs. This could result in a decline in the number of projects completed.

The City is preparing for compliance with the new regulation by identifying training/certification opportunities for local contractors and staff involved in the City's housing rehabilitation programs.

The City of Wichita has partnered with Sedgwick County and the State of Kansas Department of Health and Environment to create the "Wichita Strategic Planning Task Force for Childhood Lead Poisoning Prevention". The task force will collect data relevant to Sedgwick County, and in particular the City of Wichita regarding the number of children effected by lead poisoning within the community and develop an action plan to reduce the number of residential dwellings with lead hazards. The task force will develop strategies to eliminate lead hazards within residential dwellings built prior to 1978 and increase LBP testing of children in the at-risk age group (6 to 72 months of age). The collections of this data will identify the needs of the community and ultimately a HUD grant to build the necessary capacity to ensure compliance with the LBP regulations.

## Strategies to Address Institutional Needs

The programs available under the Consolidated Plan and other programs will be coordinated and executed by the City of Wichita in partnership with public and private organizations, other levels of government and other special entities as deemed appropriate to the effective and timely completion of Consolidated Plan activities.

The specific methods and institutions to be utilized by program areas are listed in the following:

## City HUD Entitlement Programs

- Community Development Block Grant programs will be administered through the Department of Finance who will subcontract various activities to City Departments and non-City agencies
- HOME Investment Partnership Act programs will be administered through Housing Services and carried out by staff, for-profit companies, service agencies and approved Community Housing Development Organizations (CHDOs)
- Emergency Shelter Grant programs will be administered by Housing Services subcontracting with service agencies as needed

## City Local Tax Programs

The following programs are administered by the Department of Finance and may be used in conjunction with any eligible, approved program as deemed appropriate by the City Council.

- Property tax abatement under an IRB program (excludes retail)
- Industrial Revenue Bond financing
- Property tax rebate (State Neighborhood Revitalization Act)

- Tax increment financing for land, improvements, parking, demolition of structures and most public improvements excluding privately redeveloped buildings
- State enterprise zone benefits available include sales tax exemption on materials and services purchased in connection with a redevelopment project
- General obligation economic development bonds (provides below market rate financing)

## City Application Programs

 Section 108 Loan Guarantee and Economic Development Initiatives funding will be administered by the Department of Finance in partnership with:

INTRUST Bank, Commercial Federal Bank, Pioneer Bank and Trust, South Central Kansas Economic Development District and Wichita Technology Corporation.

- Public Housing programs will be administered by the City's Housing Services.
   The Wichita Housing Authority operates as an organizational unit of the City of Wichita. The Board of Housing Commissioners are appointed by the Wichita City Council and are advisory.
- Housing Authority staff is under the direction of Housing Services. All hiring, contracting and procurement is accomplished in accordance with the policies and procedures of the City of Wichita. Proposed sites, the Comprehensive Plan of the public housing agency, and any proposed acquisition, demolition or disposition of public housing developments are reviewed and approved by the City Council. The Wichita Housing Authority is not a "troubled" housing authority under HUD rules. Specific programs operating by the Housing Authority include: Section 8 Certificates; Section 8 Vouchers; Public Housing Development; Public Housing Comprehensive Grant; Shelter Plus Care; Family self-sufficiency and Section 5 (h) Public Housing Home Ownership.
- Federal Home Loan Bank Board, Affordable Housing Programs, will be administered by Housing Services.
- Special programs developed with the Fannie Mae program will be administered by Housing Services.
- Some competitive homeless programs will be administered and/or coordinated through Housing Services including, but not limited to SuperNOFA homeless programs, Transitional Housing, State Emergency Shelter Grants and Permanent Housing for the Handicapped. Where appropriate, the actual services/programs may be carried out by service agencies.
- Section 202/811 will generally consist of agency applications coordinated through the City and will require a Certificate of Consistency with the Consolidated Plan from the City. The City may, at its option, elect to apply.

## **Sedgwick County Programs**

Section 8 Certificates and Section 8 Vouchers will be used support needs outside of the City of Wichita. To provide Single Family Mortgage Revenue bond financing and Mortgage Credit Certificate Program within the City of Wichita, Sedgwick County administered programs will be used.

## State of Kansas Application Programs

The City of Wichita or other public and private agencies may apply for the following State programs:

- Low Income Housing Tax Credits
- Historic Tax Credits
- Kansas State Housing Trust Fund
- Kansas Heritage Trust Fund
- Kansas Metropolitan Strategic Action Planning Grant
- Kansas Industrial Training Fund (KIT)
- Kansas Educational Rehabilitation Program (KER)
- Kansas Community Service Act Program
- Kansas Export Tax Credit Program
- Kansas Existing Industry Expansion Program (KEIP)
- Kansas Economic Opportunity Initiatives Fund (KEOIF)

The City of Wichita will utilize the following entities through which the Consolidated Plan will be carried out. These entities include, but are not limited to:

# **Governmental Participants**

- City of Wichita City Manager's Office
- City of Wichita Department of Finance
- City of Wichita Housing Services
- City of Wichita Wichita Housing Authority
- City of Wichita Public Works Department
- City of Wichita Park and Recreation Department
- City of Wichita Public Libraries
- City of Wichita Environmental Health
- Wichita/Sedgwick County Metropolitan Area Planning Department

## Non-Profit Housing and Service Organizations

- Inter-Faith Ministries
- Catholic Charities
- United Methodist Urban Ministries
- Salvation Army

- Center of Hope
- Mennonite Housing Rehabilitation Services
- Community Housing Services
- Urban League
- Wichita Indochinese Center
- Helping People Economically (HOPE)
- Communities in Schools
- YWCA
- YMCA
- South Central Kansas Economic Development District
- Wichita State University-Small Business Development Center
- Wichita State University-Wichita Technology Corporation
- Kansas Minority Business Development Corporation
- Small Business Administration
- United Way
- Kansas FoodBank Warehouse

## **Lender Participants**

- INTRUST Bank
- Bank of America
- Commerce Bank
- Capital Federal
- Sunflower Bank
- Emprise Bank
- American Bank
- Central Bank and Trust
- Central National Bank
- Commercial Federal Bank
- Fidelity Bank
- Southwest National Bank
- Security Savings Bank
- First Trust National Mortgage
- Mercury Mortgage
- Mortgage Center
- Priority Mortgage
- CMC Mortgage
- Pioneer Bank and Trust

## **Private Industry Organizations**

- Wichita Area Builders Association
- Wichita Homebuilder's Association
- Wichita Chapter of Real Estate Management

## **Strategies to Address Minority Business Needs**

#### Wichita Biz Loans

The City of Wichita utilizes HUD Section 108 Loan Guarantee and Economic Development Initiatives funding to provide access to capital and credit for small businesses within the Neighborhood Revitalization Areas. The businesses can use these loans to start new ventures or expand existing operations under the new \$9 million dollar Wichita Biz Loan Program. Job creation is a requirement for receipt of these loans and the jobs are to be made available to low and moderate-income residents. A minimum of 117 job opportunities will be created through this program.

## SBA Micro Loan Program

The SBA Micro Loan Program assists small businesses with funding for working capital, expansion, purchasing inventory, equipment financing, leasehold improvements and most other business needs.

The City of Wichita provides funding in the amount of \$50,000 to pay for the SBA required Loan Loss Reserve for South Central Kansas Economic Development District's SBA Micro Loan program for loans in Wichita that meet the City's targeted goals. SCKEDD must have \$1 dollar of Loan Loss Reserve funds for every \$10 in SBA funds it loans to clients. SCKEDD has been approved for an additional \$500,000 in SBA loan funds but must secure the \$50,000 in local funds for the Loan Loss Reserve. By using \$50,000 in City funding for the Loan Loss Reserve, this leverages \$500,000 in SBA Micro Loan funds, bringing in \$10 in SBA loan funds for each \$1 in City funding. This could result in an additional 40-50 loans initially and more loans as loan funds are repaid and re-loaned.

#### City of Wichita Entrepreneurial Assistance Fund

The City of Wichita Entrepreneurial Assistance Fund is a new loan program developed by the City of Wichita, in partnership with Wichita Technology Corporation and the Kansas Minority Business Development Council. The program is designed to use \$250,000 in City fund to create a new entrepreneurial assistance loan program for Wichita residents.

The loans are not conventional loans that charge an interest rate. Instead, the City takes a royalty interest in the business' gross sales. This type of pay back preserves the revolving loan pool. This results in 10-15 loans in the first year with additional loans made from royalty payments. The maximum loan amount is \$30,000 and is for new or expanding for profit businesses. The loan can be used for working capital, leasehold improvements and equipment.

## Strategies to Reduce Barriers to Affordable Housing

#### Land Use Controls

The City of Wichita and Sedgwick County use a unified zoning code that allows for more flexibility in uses and yard requirements within its districts. The code employs a pyramid or cumulative approach whereby uses allowed in a restrictive zone are nearly all allowed in the next (less restrictive) zone. This allows the flexibility for mixed density and mixed-use developments on many parcels of land in the City.

There is one single-family district that permits 6,000 square foot lots. This district (SF-6) also has provisions for zero lot and cluster developments without a public hearing process. As a further incentive to help development occur at more compact and less land-consumptive rates, the district is being modified to accommodate homes on 5,000 square foot lots. Finally, there are no house size or appearance requirements in the SF-6 district. Wichita's multi-family districts allow for generous numbers of housing units to be built.

The multi-family districts known as MF-18 and MF-29 allow 18 and 29 units per acre respectively. In addition, the Business district (B) allows as many as 75 units per acre, although this density is excessive for the Wichita market and has not been utilized. A recent apartment building "mini boom" in 1997-1999 produced many more apartments for the middle and luxury market. State law allows manufactured homes on single-family lots if they are doublewide, on permanent foundations and have pitched roofs.

The new unified zoning code also has new provisions for "accessory apartments" in single-family areas and for more liberal height and parking requirements for multi-family zones.

As for subdivision regulations, the City of Wichita has been very accommodating in expediting the processing of applications for subdivisions. The City does not impose the level of standards found in high growth communities. Instead, the city and county are very accommodating of the private homebuilding industry and use typically average standards for streets, sidewalks, drainage and other improvements. The subdivision code standards were updated in 1997 with cooperation and input from local builders and developers.

## **Building Codes**

The City Council has adopted a new Housing Rehabilitation Code and/or a change of construction code. These new codes encourage major renovations to older buildings and adaptive reuse of existing buildings and their outdated floor plans and interior schemes.

## **Development Fees and Charges**

The City does not use impact fees for roads, park or school land improvements. Nor, are there any land dedication or fee-in-lieu of land requirements. There are no local wetlands, groundwater recharge, wildlife, vegetation protection or agricultural land preservation measures in place, and floodplain regulations do not exceed the FEMA minimum standards. Thus, the costs of regulations and exactions to developers are kept to a minimum.

Furthermore, to assist developers, the City continues to underwrite special assessments for subdivision improvements, rather than have developers pay these costs up front. This allows the cost of infrastructure improvements to be spread out and paid over time by new homebuyers. This is quite unique and is a special incentive rarely found in other parts of the country.

The City does have the sewer and water connection fees, as well as sewer and water plant equity (similar to impact) fees. However, the Neighborhood Revitalization Plan allows those fees to be deferred for new single and multi-family residential construction within the City's Local investment Areas (LIA's) and within the City's State and HUD Revitalization areas. Some building permit fees are being waived for the development of single and multi-family residential structures located in the Neighborhood Revitalization Area.

## **Growth Limits**

Some communities use growth management techniques to control the costs of infrastructure and public services to taxpayers. In a few instances, these tools limit the supply of available land to develop in a metropolitan area and cause a subsequent rise in housing costs. Two common methods, which use geographic boundaries to identify preferred growth areas, are urban growth areas (UGA) and the use of urban service areas (USAs). However, the City of Wichita does not make use of either of these tools in a regulatory manner to control the supply of "developable" land. In actuality, the size of Wichita's designated future water and sewer services area is over 50% than that needed for the expected Year 2030 growth. Growth limits are, thus not a barrier to housing supply and costs in Wichita.

#### **Tax Policies**

The tax policies in effect do not negatively affect housing affordability in Wichita. The most common complaint found locally, as well as in other areas of the country, relates to the "penalties of additional taxes" people receive when making improvements to their properties. These concerns result from ensuing higher taxes due to higher property values after improvement.

Several years ago, new state legislation was passed which permits local governments to "rebate" property taxes in designated revitalization areas. This tool has been in effect in Wichita since 1998, and is designed to help attract reinvestment to low income areas. The program allows property owners to receive a rebate of up to 95% of the added value of improvements.



2004 TOTAL REVENUES

Tax increment financing continues to be used to stimulate new reinvestment. In addition, the renewed effort to produce more neighborhood plans in areas of need may unveil more opportunities for use of tax policies to stimulate housing and community development where most needed.

## Incentives to Overcome Market Disadvantages of Older City Developments

The attraction of building new developments on the fringes of a metropolitan area is due to several factors. Previously cited have been the concerns developers have with inner city redevelopment:

- The difficulty and cost of assembling land from many owners
- Lack of a market for single family housing in these areas
- Perceptions about the Wichita School District
- Lack of flexibility in regulations and conditions to accommodate new housing styles
- Lack of sufficient incentives by government

In addition, there are lingering worries about crime (although the crime rates have been shown to be at their lowest points in about 20 years), lack of amenities and shopping facilities, and the need to pay connection fees for infrastructure already in place.

To overcome the lack of interest in redevelopment of older areas, the City of Wichita made a commitment in 1999 to assemble the Redevelopment Incentives Task Force. This team consisted of key city staff members who invited business and community stakeholders, who have in depth knowledge of the land development and real estate market, to brainstorm and later review the preliminary findings and recommendations of the Task Force. The recommended actions focus on serving three groups (the developer, the housing consumer, and the community at large). The recommendations fall into one of four category types: regulatory barriers, leveraging of resources/financial incentives, enhanced community services, and marketing. A summary of the recommendations for Phase I implementation are in included in Table 25 (page 76).

## **Educational and Institutional Strategies**

Education concerning housing issues usually occurs on an individual basis. The education comes through life's experiences of leaving home to go to college or for one's first apartment. Later one makes his or her first home purchase and learns about housing styles, building components, financing, maintenance and even neighborhood appearance and upkeep.

From the community perspective, it is necessary for the educational process to go beyond individual concerns and embrace instead the "bigger picture" of neighborhood or community at large. Neglected housing and the absence of proactive community development lead to problems for the entire community.

Diminished pride in city and neighborhood, loss of commercial services and retail opportunities, loss of jobs, vandalism, blight, deteriorating infrastructure, loss of trust in the school system, and lost tax revenues are some of the major problems that arise when investment abandons neighborhoods. Too many communities have learned the hard way that benign neglect only exacerbates problems down the road. Therefore, measures need to be taken to allow the city's residents and business owners to understand and prepare for both positive and negative changes.

In Wichita, there have been several measures at the community scale, which have educated people about community development and decay. These include:

- Neighborhood University, which is a bi-annual training session for organizing and utilizing neighborhood associations
- Citizen's Academy (law enforcement)
- Wichita Neighborhood Initiative of 1994
- Community Policing
- Increasing the number of contested rezoning cases
- Growth of the Wichita Independent Neighborhood Organization
- Comprehensive Plan development process
- Neighborhood City Halls throughout the City
- Neighborhood Planning
- District Advisory Boards to the City Council.

In addition, the Metropolitan Area Planning Department has developed a new proactive initiative to reach out to youth and adults. The objectives of the Planning Department's Community Planning Awareness Program includes:

- Teaching students about city and neighborhood planning
- Creating and understanding the land use planning process
- Teaching students, teachers and parents how to observe and analyze the urban environment
- Teaching participants how to define problems, explore alternatives and advocate solutions.

# C. Overcoming Gaps in Service and Coordination

In overcoming gaps in its institutional structure and coordinating services, the City of Wichita will rely on several techniques to address priority community needs. First, the City will utilize its six District Advisory Boards to provide, direct, meaningful, on-going input to the City Council on a variety of community and neighborhood needs. Second, the City has undertaken development/revision of a Comprehensive Homeless Plan. A part of the Comprehensive Homeless Plan is to identify and address gaps in service, duplication of services and costs and develop outcome measures that show homeless programs and services that are making a meaningful difference in the lives of homeless persons.

The City will continue to utilize the seven county Regional Economic Area Partnership to identify economic and workforce issues that require action. The City will also continue to work with the Council on Funding Agencies comprised of United Way, Sedgwick County, State of Kansas and the City as the major funding agencies to develop common application forms for grants, joint grant reviews and similar techniques designed to focus on limited resources on the highest priority needs.

Finally, the City, in cooperation with United Way and representatives from mental health, local government, social services, public safety, public health, local universities and metropolitan area planning are creating a Community Assessment Unit. The purpose is to build capacity to monitor and improve community health and related social and human services.

The Community Profile has been established and has 56 primary indicators that will enable the Community Assessment Unit to profile and guide community planning in the areas of health and social services (including housing, crime, substance abuse etc.).

The Greater Wichita Economic Development Coalition (GWEDC) is the regional public/private partnership charged with executing the region's economic development master plan. Founded in 2003, this broad-based coalition is led by an 11-member Steering Council comprised of two elected officials from Sedgwick County, two elected officials from the City of Wichita, a representative from the Regional Economic Area Partnership, two representatives from the Wichita Area Chamber of Commerce and four business leaders elected from the private-sector Board of Investors.

GWEDC is primarily focused on two goals, expanding Greater Wichita's commercial & industrial base through aggressive business retention, expansion and recruitment activities; and providing businesses with workforce solutions to meet the present and future needs of the region.

Assistance is available with locating buildings or parcels of industrial land, custom economic research, state and local financing incentives and 'one-stop' advocacy are available - both to our existing industries seeking to expand or become more competitive, or to outside companies exploring relocation opportunities.

## **Public Housing Resident Initiatives**

The Wichita Housing Authority (WHA) and Sedgwick County Department on Aging staff have developed and submitted to HUD an application for a Resident Service Delivery Program which will enhance the livability of Greenway Manor, McLean Manor, Rosa Gragg and Bernice Hutcherson Apartment Complexes for Public Housing residents. The program will assist residents with housekeeping, transportation and companionship needs at a nominal cost to the resident. The purpose of the ROSS Program is to provide linkages to public housing residents by providing supportive services, resident empowerment activities and assisting residents in becoming economically self-sufficient.

WHA has also initiated a Resident Coordinator program for Greenway Manor and McLean Manor. The Sedgwick County Department on Aging also operates this program under contract. While not providing direct services, the coordinator will assist residents obtain public services of community agencies that can assist the residents continue independent living and increase self-sufficiency.

Creation of a Tenant Advisory Board with broad representation from Public Housing and Section 8 tenants has increased opportunities for tenants to participate in the planning process of the WHA.

Public Housing has developed a homeownership plan, which will make available up to 100 units of the current Public Housing single-family inventory for sale to Public Housing or Section 8 tenants or families on the waiting list. The Section 8 homeownership program has been implemented and will also increase homeownership opportunities.

#### **Strategy for Performance Measurement**

The City of Wichita regularly monitors and reports program activities, their inputs, and outputs. Some outputs documented include the number of participants in the programs, hours of service, number of classes provided, income, ethnicity and sex of participants.

The City of Wichita has been a leader in providing accountably to the public on funds expended by developing reporting requirements that provide inputs, activities and outputs for federally funded programs. The City has also responded to the President's Management Agenda and HUD's Office of Community Planning and Development initiative to make the Consolidated Plan more results-oriented and useful in assessing progress towards addressing problems in low-income areas.

The overall goal to be achieved through outcome measurement is to improve programs and services offered by the City of Wichita and provide a record of accountability to the community. Outcome measurements provide a learning loop that feeds information back to programs on how well they are doing. This information is used to adapt, improvise and become more effective. Focusing on the program outcomes gives program managers and staff a clearer picture of the purpose of their efforts.

This concept of program management allows City employees to develop a more focused and productive service delivery system. Some of the greatest positive changes to programs occur in the following ways:

Recruit and train talented staff
Enlist and motivate volunteers
Attract new participants
Engage collaborators
Garner support for innovative efforts
Retain or increase funding
Gain favorable recognition
Improve service delivery
Provide increased accountability for taxpayers and funders

## Why are outcomes measured?

Outcome measurements show not only what services are the most effective for participants, but also the unexpected positive results that occur from the efforts. Outcome measurements place the focus on the customer and not the procedure. By tracking the inputs and outputs, City programs are able to improve internal efficiency, and assess compliance with service delivery standards and regulations. Measuring outcomes also ensures effectiveness in the assistance participants receive and provides taxpayers assurance of an efficient use of funds.

## Terminology

Most programs document the number of clients served, number of housing units repaired, client demographics and other criteria. The vast majority of these are program outputs, or "body counts". While useful, do not reveal other parameters of program performance, efficiency and effectiveness. In many cases, they reveal little about how the client was impacted by the service.

To develop outcome measurements requires a basic terminology and a basic outcome model.

**Inputs** include resources dedicated to or consumed by the program. Examples include: money; staff; time; facilities and equipment and supplies. For example, staff time spent designing and delivering a program is an input. Inputs also include constraints on the program, such as laws, regulations, and funding requirements.

**Activities** are what the program does with the inputs to fulfill its mission. Activities include the strategies, techniques, and types of treatment that comprise a program's service methodology. For instance, feeding and sheltering homeless persons are program activities.

**Outputs** are the direct products of program activities and are usually expressed in terms of the volume of work accomplished---numbers of classes taught, counseling sessions provided etc. Outputs have little inherent value in themselves. They are

important because they are intended to lead to a desired benefit for participants or target populations.

**Outcomes** are benefits or changes to individuals, populations or areas during or after participating in program activities. They are influenced by a program's outputs. Outcomes may relate to behavior, skills, knowledge, attitudes, values and condition. Outcomes are what participants know, think or can do; or how they behave; or what their condition is, following the program.

In its simplest terms, outcome measurements ask the questions "What has changed as a result of the program?" "What difference has the program made for the client?" Outcome measures attempt to measure changes in the client or the condition.

#### Outcome Model

Appendix E represents a program Outcome Model. Note that inputs lead to activities, which produce outputs, which generate outcomes. There is no "right answer" when it comes to outcome measures or which model is the best. It is very possible that two programs providing similar services will adopt different outcome measures. Outcome measures tend to be program specific and there is no "one size fits all".

## **Examples of Outcome Measures**

Appendix E also demonstrates four different examples of outcome measures for programs funded with Community Development Block Grant (CDBG) funds. These include: Streets, Curbs, Gutters and Sidewalk Repair; Park Improvements (Grove Park); Emergency Home Repair and Direct Housing Rehabilitation Loans. Again, there are no right or wrong answers for outcome measurements. Outcome measurements should serve as a tool for agencies to use in the effort to improve services. Outcome measurements can be developed for any service. The examples listed are illustrative and are not intended to represent all possible outcomes.